





This immaculate 1-BEDROOM END-OF-TERRACE CHALET-STYLE RETIREMENT PROPERTY for the OVER 60s, having been MODERNISED AND REFURBISHED TO A HIGH STANDARD, enjoys a peaceful and sunny position within this small, select development, close to the local shops and the picturesque village High Street.

Tower House Close is a popular development for the retired who wish to enjoy independence with peace of mind and the benefit of WARDEN ASSISTANCE (non-resident).

The well-arranged accommodation comprises: an open ENTRANCE PORCH into RECEPTION HALL, leading to a THROUGH LIVING/DINING ROOM running front to rear with patio doors from the living area opening onto a private patio with communal gardens beyond. A beautifully appointed modern KITCHEN is comprehensively fitted with contemporary style units and integrated appliances to include an electric ceramic hob, eye-level electric oven, microwave and plate warmer, fridge/freezer, slimline dishwasher and washing machine. To the front is a luxury and contemporary-style GROUND FLOOR SHOWER ROOM complete with WC and wash-hand basin.

Stairs from the hall rise to the FIRST FLOOR where there is a small landing area with fitted cupboard. A large MASTER BEDROOM enjoys views overlooking the communal gardens and the benefit of fitted wardrobes. Lastly, is a further luxurious BATHROOM with a modern Victorian-style suite.



OUTSIDE: A private PATIO enjoys a sunny southerly aspect with plant borders and beds, retractable sun awning and a brick store housing the gas-fired boiler. There are well-tended communal areas of garden including a central croquet lawn. Additionally, is a COMMUNAL LAUNDRY ROOM and a SINGLE GARAGE (No. 3) which is situated on-site and equipped with power and light. Families also have the use of an overnight GUEST ROOM bookable in advance via the warden on site (small charge payable).

Tenure: Leasehold 99 years (new lease granted to new owner).

Ground Rent: Nil

Maintenance/service charge: £6,286.59 per annum to include service charge, all internal and external maintenance, future maintenance fund and management fee.

Managing Agent: Retirement Lease Housing Association.

Age Qualification: Over 60 & NO PETS.

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- 1-BEDROOM RETIREMENT CHALET-STYLE HOUSE FOR THE OVER 60'S.
- VISITING ESTATE MANAGER/EMERGENCY PULL-CORD 24-HOUR MONITORING LINK.
- MODERNISED, REFURBISHED & PRESENTED IN PRISTINE ORDER THROUGHOUT.
- GAS-FIRED CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS & DOORS.
- SHORT WALKING DISTANCE TO LOCAL SHOPS & VILLAGE HIGH STREET.
- IMPRESSIVE LIVING/DINING ROOM WITH PATIO DOORS TO LARGE, PRIVATE PATIO.
- CONTEMPORARY-STYLE KITCHEN WITH INTEGRATED APPLIANCES.
- LUXURY GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM.
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS.
- AMPLE RESIDENT & VISITOR PARKING ON SITE. GARAGE IN NEARBY BLOCK.
- NO UPWARD CHAIN. EPC: D.
- COUNCIL TAX BAND: C.



Approximate Gross Internal Area
837 sq ft / 77.7 sq m
Approximate Gross Internal Area Outbuildings
161 sq ft / 15.0 sq m



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