



Flat 57 The Maltings, Henty Gardens, Chichester, PO19 3DW

Guide Price **£115,000**

Flat 57 The Maltings, Chichester

A bright and well-presented retirement apartment.

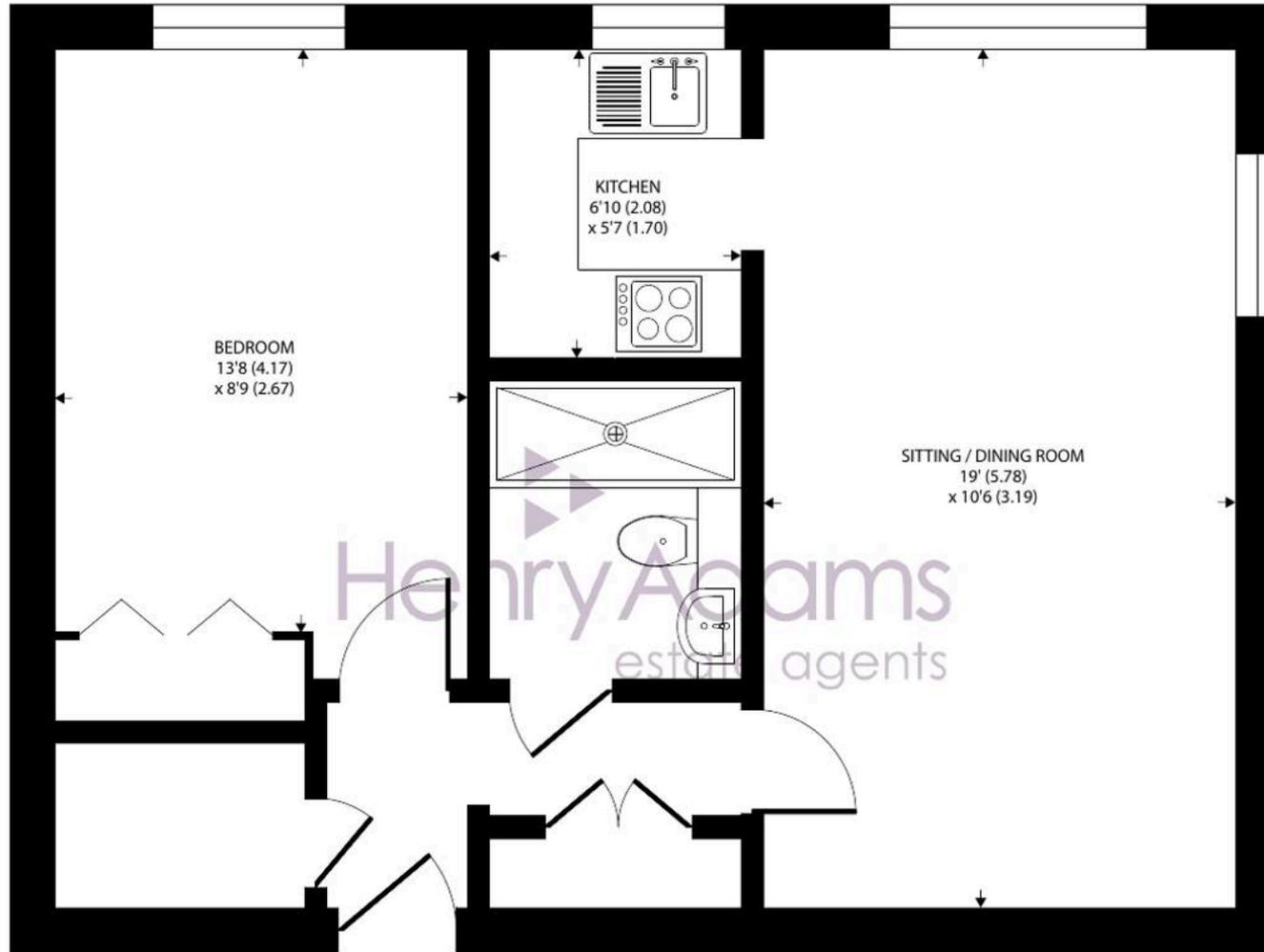
- Beautifully presented
- Age restricted
- New windows (except kitchen) installed 2024
- New electric heaters
- Westerly aspect
- Attractive communal gardens
- House manager
- Communal facilities
- No forward chain

This beautifully presented second-floor apartment offers bright and comfortable living within a well-maintained, age-restricted development, just moments from the heart of the city centre. The dual-aspect sitting room enjoys a sunny westerly outlook, while the generous double bedroom with fitted wardrobe, modern kitchen and stylish shower room/WC create a home that is both practical and inviting. New electric heaters provide efficient, reliable comfort throughout. New windows (except kitchen) installed 2024.

Residents benefit from attractive communal gardens and excellent shared facilities, including parking, a residents' lounge, guest suite and the reassurance of an on-site house manager. Offered with no forward chain, this superb apartment is ideal for those seeking independent living within a friendly and supportive community.







SECOND FLOOR

Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



Tenure – leasehold with approximately 57 years remaining

Ground Rent – £200 pa

Service Charge – £247.52 pm

Chichester District Council – 25/26 Band C £2,077.38 EPC–D

Location – A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions – From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and proceed to the end where the apartment block is on the left. what3words – reply.clip.formal

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

