



— Trusted since 1947 —

Cedar Lodge, Brighton Road, Southgate

Guide Price £105,000 – £115,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Retirement flat, suitable for the OVER 55's
- Close to town centre
- Ground floor with direct access onto communal grounds to rear
- One bedroom FORMALLY TWO BEDROOMS that could be converted back
- On site laundry room and communal break room
- Well-kept communal gardens including residents parking
- No onward chain
- Council Tax Band 'C' and EPC 'C'

A well presented and vacant one bedroom (formally two bedrooms) ground floor retirement apartment, situated close to the town centre and suitable for persons aged 55 years and over. The property overlooks the quieter rear aspect and benefits from French doors opening out directly onto the communal grounds and is offered with no onward chain.

Secure telephone entry system provides access into Cedar Lodge where there is stair and lift access to all floors including access to the communal break/coffee room and laundry room. There is a house managers office also located on the ground floor, upon entry to the building who will assist with the running of the building.

The flat is ideally positioned close to the entrance and upon entry to the flat itself, there is an 'L' shaped hallway providing access to the living room, bedroom, shower room and three storage cupboards (one housing the water heater). The living room is a particularly spacious 'L' shaped room with electric heating comprising one night storage heater and an electric fire in the fireplace, window and French doors opening directly onto the communal grounds, perfect to go for a stroll or get some fresh air.





This allows plenty of natural light to flow through the room. Part of the living room was previously a second bedroom, so it is worth noting that you could convert this back to its original layout to provide you with a second bedroom. The living room leads seamlessly onto the kitchen/dining area, which is largely open plan with an attractive kitchen finished in white gloss wall and base units including cupboards and drawers with work surfaces over. There is an integrated electric oven with hob and stainless steel extractor hood over and an integrated fridge/freezer. In addition, there is space for a two to four seater dining table and chairs.

The bedroom is a comfortable double room, again overlooking the rear aspect with built-in wardrobes providing ample storage, Dimplex heater and with window shutters for privacy during daytime and to cut out light at night. Finally, the shower room comprises a walk in double length shower cubicle with wall mounted shower unit and glass screen, pedestal wash hand basin, low level WC, extractor fan and chrome towel warmer.

Outside, Cedar Lodge offers some wonderful well-maintained communal grounds, mainly to the rear and for all residents to enjoy with ample parking to the front for residents and visitors alike.

Lease Details

Length of Lease and years remaining – 125 years from 25/12/1986 leaving 86 years remaining

Annual Ground Rent – £75 per annum

Annual Service Charge – £3,568

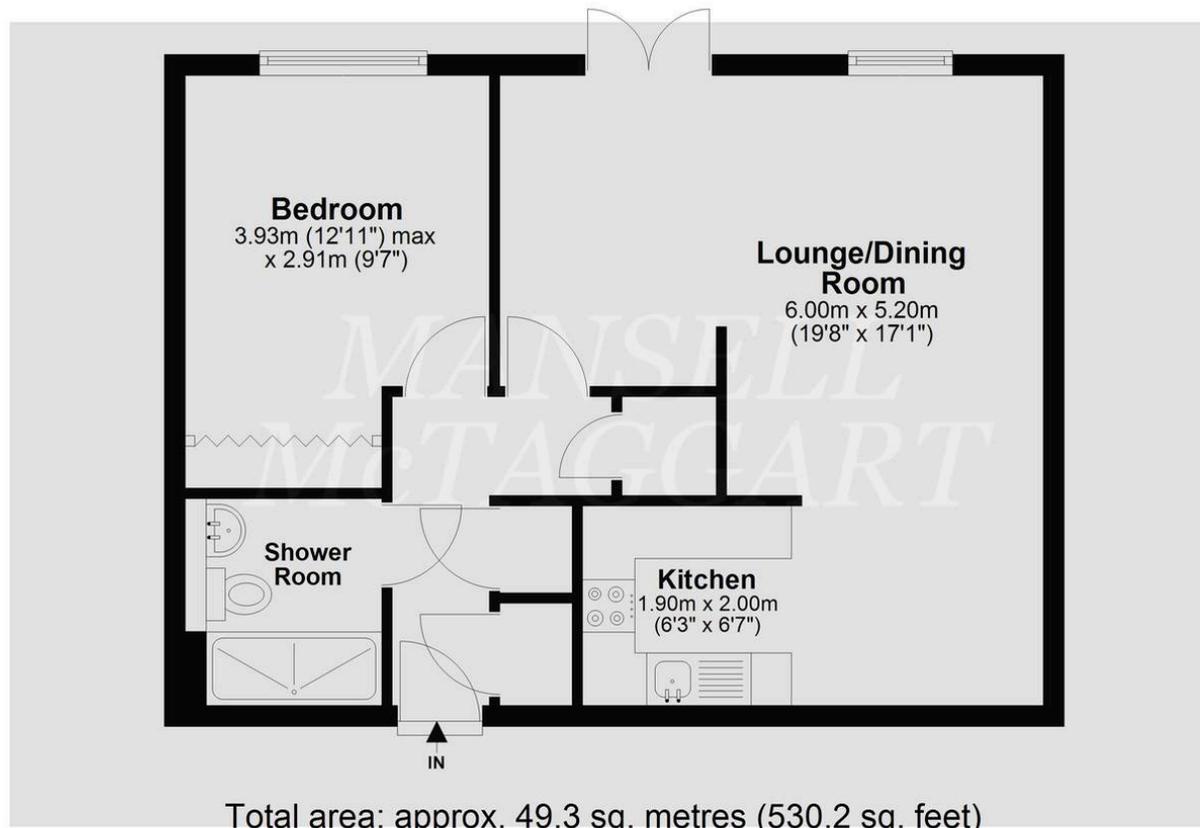
Service Charge Review Period – April yearly

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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