



**Flat 16 Rose Court, St. Cyriacs, Chichester, PO19 1AW**

Guide Price **£65,000**

## Flat 16 Rose Court, Chichester

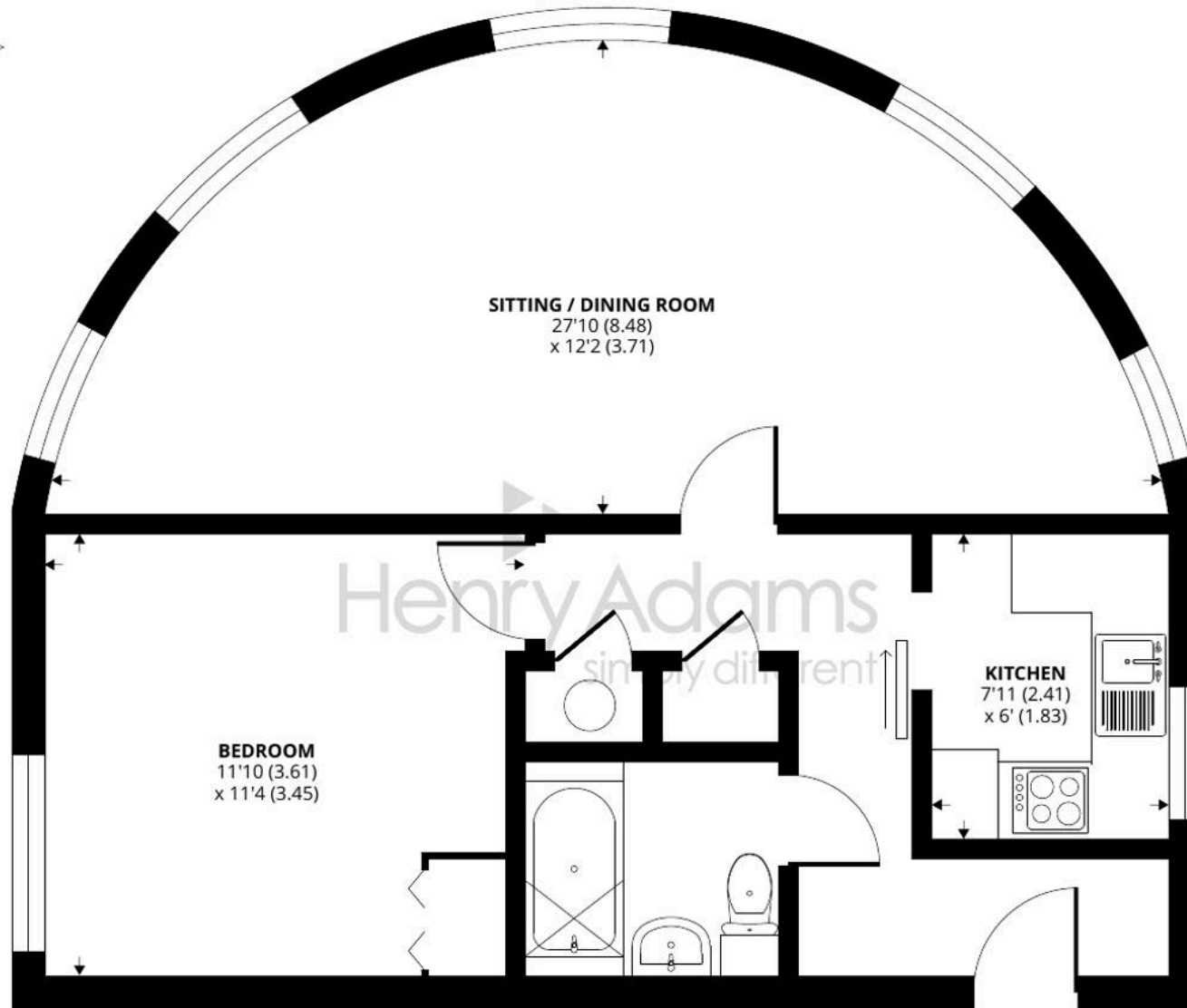
Convenient retirement living in the heart of Chichester city centre

- Extended lease
- First floor retirement apartment
- South facing sitting room
- Lift to all floors
- Communal lounge and laundry
- Out of hours careline + manager 9.00-5.00 (5 days a week)
- Attractive communal gardens

A bright first floor double bedroom retirement apartment situated in the heart of the city centre, just a few steps from the shopping precinct. The property has a delightful semi-circular sitting room/dining with multiple windows which are predominantly south facing. A separate kitchen has a window overlooking the attractively landscaped communal gardens. There is a double bedroom and a bathroom.

Rose Court has a manager between the hours of 9.00 and 5.00 (5 days a week) and out of hours 'Careline' so twenty-four hours emergency assistance is available. All rooms have emergency pull cords. On the ground floor there is a residents' lounge and kitchen, and a lift to all floors. On the first floor there is a large landing/drawing room which provides a pleasant area to relax in. On the same floor there is a communal laundry. Parking is available on a first come first served basis, in a car barn at the rear of the building.





**FIRST FLOOR**

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



Lease: Ending 31/05/2142

Service charge: £5,699

Ground rent: £150 until 01/06/2033, £225 from 01/06/2033 until 01/06/2058 and £300 from 01/06/2058 until 31/05/2082 after which the ground rent becomes peppercorn.

Chichester District Council - 23/24 Tax Band C £1,883.03

**Location** - Located in a central position within the city walls and within easy access of the pedestrian shopping precinct. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Close by there is the library and regular bus service (outside the cathedral) to Tesco and Sainsburys. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

**Directions** - Proceed on foot from the city centre cross into West Street with the cathedral on the left, turn right into Chapel Street. Follow the road north and Rose Court will be seen on the right hand side. There is a pay and display car park adjacent or covered visitors parking at the rear of the building. what3words - export.buddy.mint

**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](http://henryadams.co.uk)

