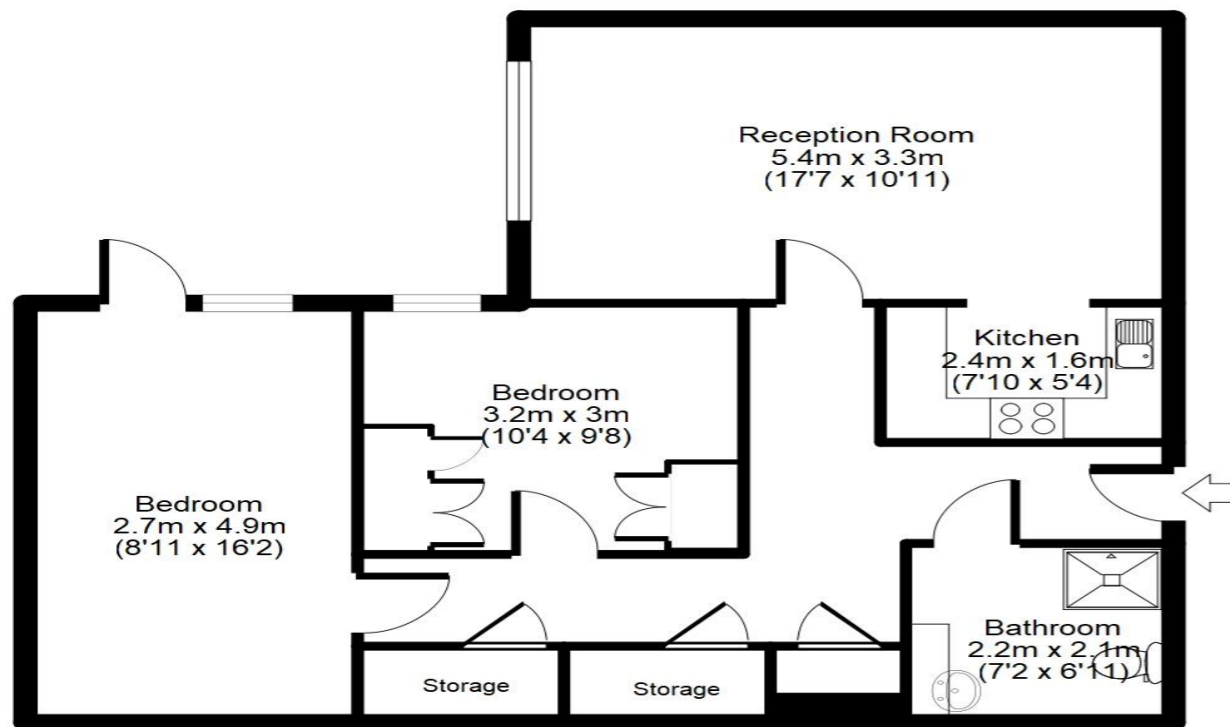


Pond Court, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 692 sq. ft / 64 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

The Ridgeway, Codicote Leasehold Price £169,950



OFFERED CHAIN FREE THIS RARELY AVAILABLE TWO BEDROOM RETIREMENT APARTMENT WITH ACCESS TO BALCONY set in an attractive modern purpose built complex with landscaped communal gardens.

- TWO BEDROOM
- MODERN RETIREMENT COMPLEX
- DIRECT ACCESS TO BALCONY
- GOOD SIZE LOUNGE
- FITTED KITCHEN
- FITTED SHOWER ROOM
- DOUBLE GLAZING
- NIGHT STORAGE HEATING
- CHAIN FREE
- EER: C





Ground Floor Entrance

Main doors to entrance hall with secure entry system, Manager's office, laundry room, residents' lounge with kitchenette, conservatory, guest room, lift and stairs to all floors.

Upper Floor Hallway with Security Door Leading to Spacious Entrance Hall

Entry phone, care alarm system, cupboard housing insulated hot tank, meters and fuse box, two further cupboards with shelving offering plenty of useful storage space. Doors leading to:

Lounge

Feature fire place with marble effect ornamental surround, casement window, t.v. point, wall lights. Opening onto:

Fitted Kitchen

Comprising a range of matching fitted wall and base units with work surfaces, stainless steel sink unit, electric oven and extractor hood over, free standing fridge/freezer, tiled walls, power points.

Bedroom One

Window and door leading to Balcony, wall lights, power points.

Bedroom Two

Casement window, wall light. power points.

Shower Room

Fully tiled walk in shower with glazed screens, vanity wash hand basin with cupboards under, low level w.c., heated towel rail, part tiled walls.

Communal Gardens

Well presented landscaped gardens mainly laid to lawn with shrubs, flower beds and mature trees. There is a well stocked ornamental fish pond and seating areas, visitor parking and path leading from the main building to a security gated entrance to the Village High Street.

The Main Building

Offers the use of the communal residents lounge with kitchen area and conservatory, laundry room, lift to all floors and resident's manager.

Further Details

The property is Leasehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.