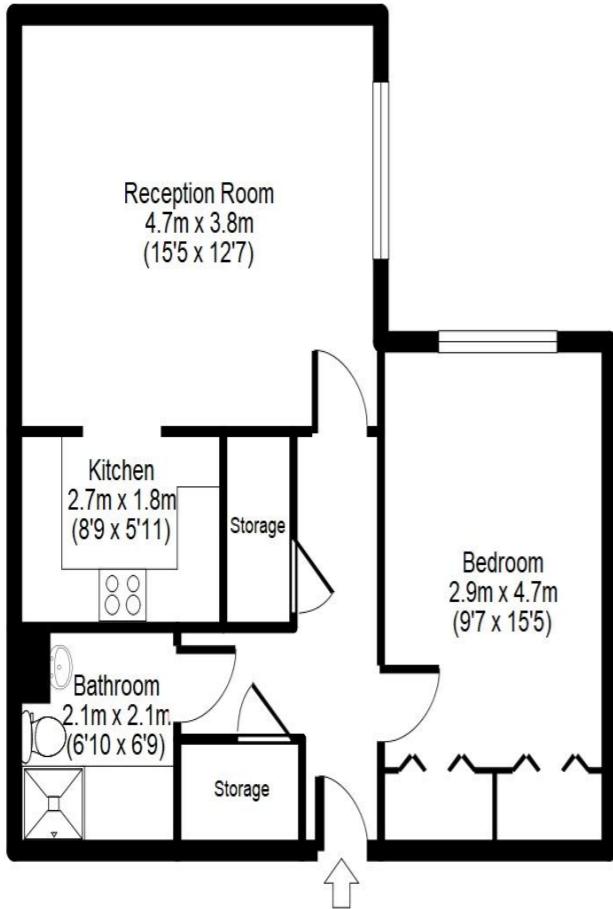
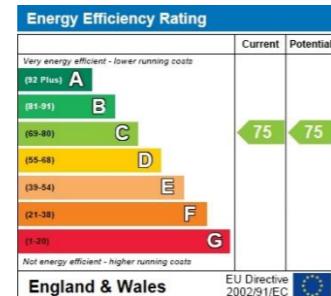


## Pond Court, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 538 sq. ft / 50 sq. m



For identification purposes only  
Measurements are approx and not to scale



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 particular 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.

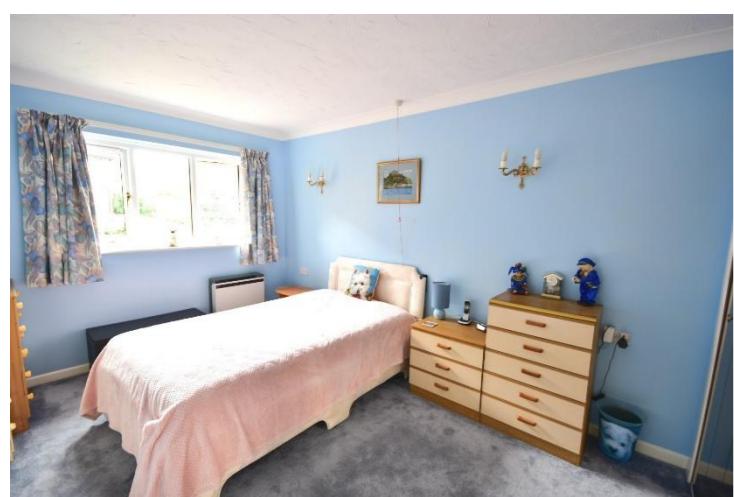
## Pond Court, The Ridgeway, Codicote, Leasehold Price £129,995



FIRST FLOOR RETIREMENT APARTMENT OFFERED CHAIN FREE AND SET IN THIS ATTRACTIVE MODERN PURPOSE BUILT COMPLEX WITH LANDSCAPED COMMUNAL GARDENS.

- RETIREMENT APARTMENT
- BRIGHT LOUNGE OVER LOOKING GARDENS
- GOOD SIZE BEDROOM WITH FITTED WARDROBES
- SHOWER ROOM WITH WALK IN SHOWER
- OPEN PLAN FITTED KITCHEN
- EMERGENCY CARE ALARM SYSTEM
- STAIRS AND LIFT ACCESS
- LANDSCAPED GARDENS
- COMMUNAL LOUNGE, KITCHEN, LAUNDRY AND CONSERVATORY
- EER:C





#### Main Entrance:

Secure entry system, stairs and lift to all floors, communal laundry room.

#### Entrance Hall:

Spacious hallway with the advantage of an extra walk in storage cupboard, airing cupboard housing hot water tank, meters and fuse box with storage space and shelving, doors leading to:

#### Large Lounge:

Feature fireplace with ornamental surround, window overlooking the rear garden, wall mounted radiator, wall lights, t.v. point, power points, leading to:

#### Open Plan Kitchen:

Comprising a range of fitted wall and base units with work surfaces over, new electric oven and hob, stainless steel sink unit with mixer tap, fridge/freezer, power points, part tiled walls, non slip flooring.

#### Bedroom:

A bright room overlooking the rear garden, one wall of fitted mirror fronted wardrobes, wall mounted radiator, wall lights, power points.

#### Shower Room:

Walk in shower with Triton power shower and hand rail, glazed screen, pedestal wash hand basin with vanity cupboard beneath and mirror over, low level w.c., heated towel rail, tiled walls.

#### Communal Gardens:

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

#### Communal Area:

There is the added advantage of being able to use the communal residents lounge with kitchen area, conservatory and also a communal laundry area.

#### Further Details

The property is Leasehold  
Council Tax Band - Band C

**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.**