



2 Cowdray Court, North Street, Midhurst GU29 9UA

A well positioned two bedroom first floor apartment in the heart of Midhurst just off the main high street.



- ▶ Award Winning Development
- ▶ Service Charge: £1,519 PA
- ▶ Ground Rent: £338
- ▶ Located in heart of Midhurst
- ▶ Character Features
- ▶ Lease Length: 77 Years
- ▶ Allocated Parking Space
- ▶ Age restricted to 55 or older
- ▶ Allocated Parking Space
- ▶ NO ONWARD CHAIN

Cowdray Court offers an oasis of calm, nestled in the heart of Midhurst. This lovely two bedroom first floor apartment forms part of an award winning retirement development for the over 55's and is accessed via electronic gates providing security and privacy.

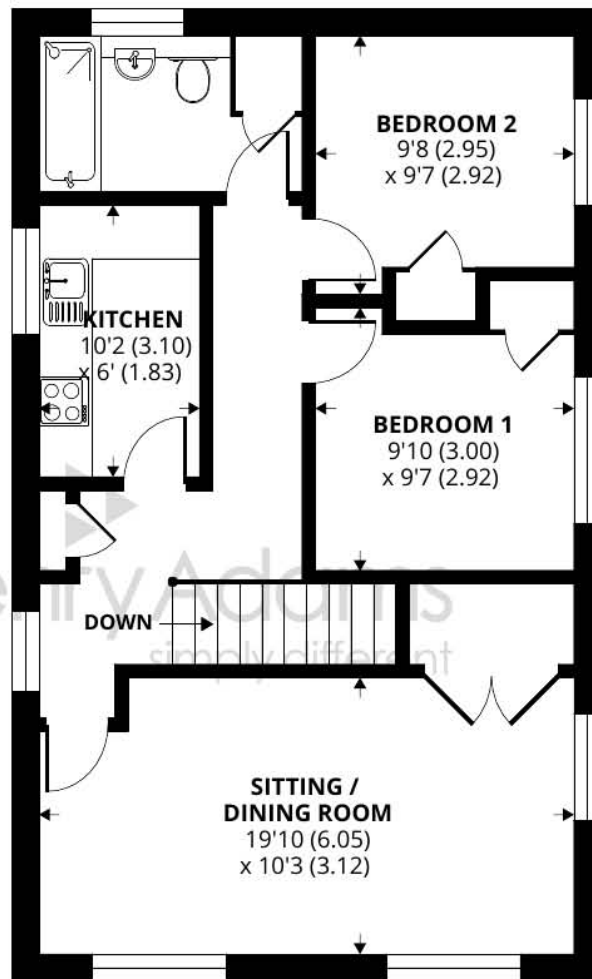
One of the standout features is its proximity to the town and the benefit of being within walking distance to everyday essentials and local countryside. The development offers the chance for residents to join a friendly and caring community with well-maintained communal spaces which include vegetable beds and on site laundry rooms for all to enjoy. There is plenty of visitor parking on site as well as an allocated parking space.

The accommodation has been thoughtfully designed to provide wide open spaces enabling an easy transition from room to room. The bright and airy double aspect living room benefits from characterful features including vaulted ceilings with oak beams as well as, an electric fire place and fitted storage. The kitchen has a range of units at an accessible height with integrated John Lewis and Bosch appliances. The hallway leads to two double bedrooms which also both have internal storage and vaulted ceilings with oak beams. To the end of the hallway is the bathroom offering a bath with overhead shower and airing cupboard. Being a first floor apartment, this offers a loft with additional storage, accessed by a drop down ladder.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 707 sq ft / 65.6 sq m

For identification only - Not to scale



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.

Service Charge

With this property, there is a service charge of £1,519 paid annually. This includes building insurance, electronic monitoring service, communal areas, external window cleaning, gutter clearance, electronic entrance gate, sinking fund and an on site handyman/gardener for two mornings a week. There is also a ground rent charge of £338 paid annually and 77 years remaining on the lease starting from December 1999.

Location

The picturesque market town of Midhurst offers a variety of shopping facilities including a brand new Sainsburys in addition to hotels, pubs and restaurants. There is also primary schools, an academy college, leisure complex, medical centre, banks, a library and the Cowdray Park Gold Course. The area falls in the heart of the South Downs National Park with its glorious and protected countryside. Haslemere is 8 miles to the north and has a main line train station to Waterloo (50 minutes). The Cathedral City of Chichester offers a comprehensive shopping experience as well as the Famous Festival Theatre and a harbour lies 12 miles to the south.

