



## Flat 22 St. Nicholas Court, Elmer Road

Stylishly presented 1st floor retirement apartment in St. Nicholas Court.



- ▶ **Stylish Two Bedroom Apartment**
- ▶ **Bedroom Two/Dressing Room**
- ▶ **Integrated Appliances**
- ▶ **Close to Doctors Surgery**
- ▶ **Handy for Local Shop and Chemist**
- ▶ **Open Plan Kitchen and Sitting Room**
- ▶ **Electric Heating via Wall Radiators and Underfloor System**
- ▶ **Communal Parking Available**

This two bedroom first floor retirement apartment in St. Nicholas Court is perhaps one of the most stylishly presented retirement apartments that we have seen in recent years. Make your way up the plush carpeted staircase to find an open plan space featuring a large well designed kitchen, opening to a smart modern sitting room overlooking the well tended communal gardens. Moving through the property, the second bedroom has been fitted out as a well appointed dressing room with fitted storage and full length mirrors, but could easily be used as a second bedroom if needed. The main bedroom is a good size and looks over the gardens. The kitchen and bathrooms are recently refitted and immaculately kept, clean and well presented in keeping with the apartments white neutral décor.

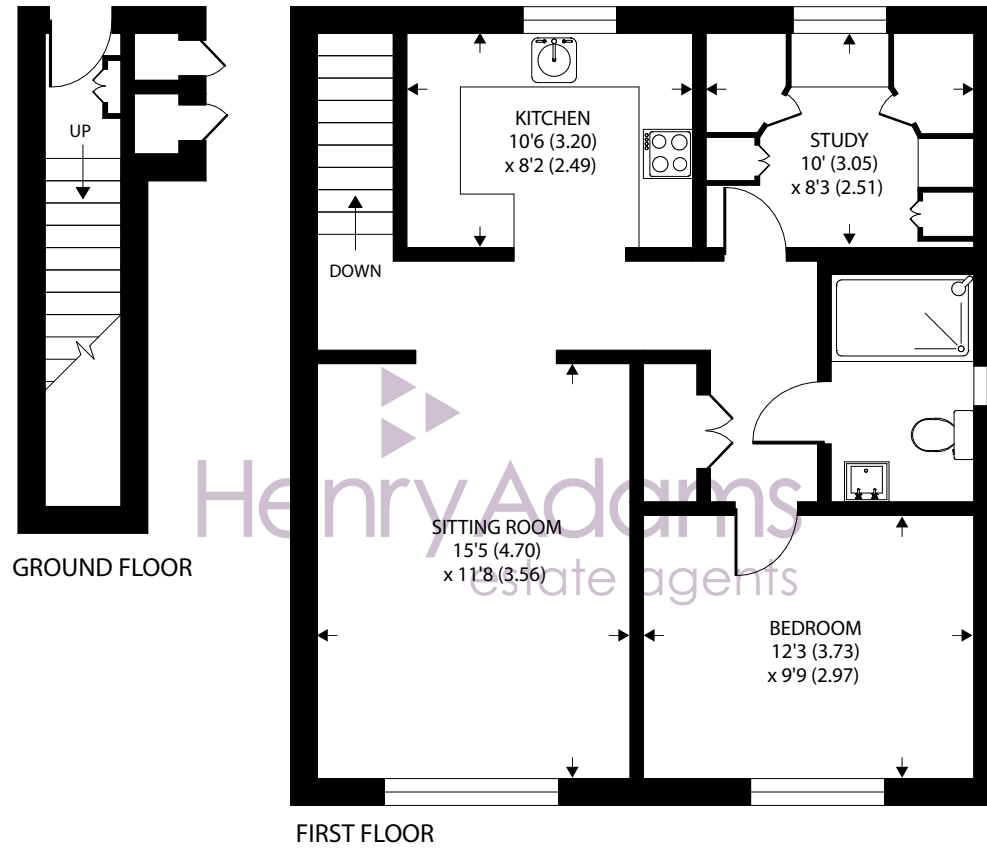
St. Nicholas Court was built in 1986 of traditional brick construction and consists of 28 one and two-bedroom apartments in two two-storey buildings overlooking landscaped gardens. Facilities include a resident manager, lounge, laundry and emergency alarm service, access to the courtyard gardens and there is parking in the central courtyard. A viewing is highly recommended.

Vendor Advises:

Tenure: Leasehold. We understand there is a 99 year lease from 1st August 1986.

Maintenance Charge/Ground Rent: We understand the maintenance charge/ground rent is approximately £2,895.90 p.a.





Approximate Area = 681 sq ft / 63.2 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.

## Location

Middleton-on-Sea offers a wide range of local facilities including a doctors' surgery, pharmacy, sports/social club, post office and a range of useful shops, cafe, fish and chip shop and public house.

Middleton-on-Sea is about two and a half miles east of Bognor Regis and about nine miles from Chichester. Fast trains to London (Victoria) take approximately one hour and fifty minutes from Bognor and from Chichester a little over an hour and a half.

Council Tax Band: C

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