



## 33 The Maltings, Chichester

A vacant and well-presented retirement apartment.



- ▶ First floor (lift access)
- ▶ Vacant possession
- ▶ Modern shower room/WC
- ▶ Double bedroom
- ▶ Close to city centre
- ▶ Well presented
- ▶ Modern kitchen
- ▶ West facing sitting room
- ▶ Communal facilities
- ▶ Ample storage

This well maintained retirement flat forms part of the popular Maltings development, set in the heart of Chichester and a short walk from the end of West Street. The development is set away from the road, creating a peaceful environment.

The flat is well presented with a modern kitchen and shower room. In addition there is a bright reception room and a double bedroom. The flat offers ample storage, with there being two large cupboards in the hallway and built-in wardrobe in the bedroom. All principal rooms face approximately west.

Residents' facilities include a lounge, laundry room, parking, communal gardens and a house manager.

Tenure - Leasehold

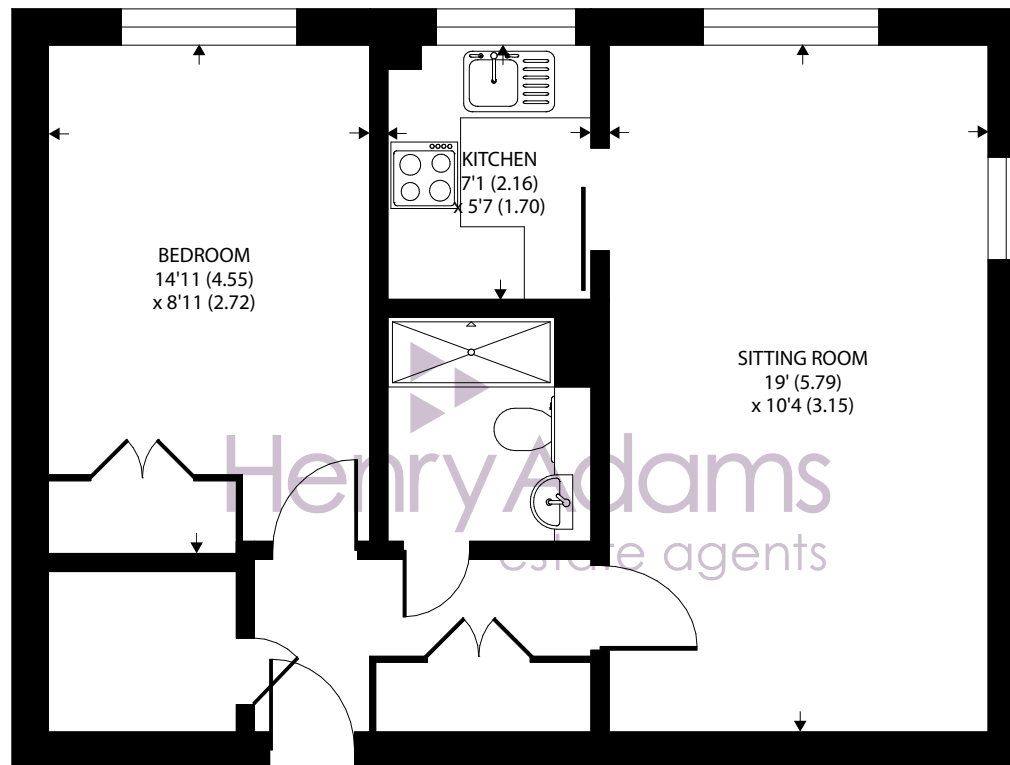
Length of lease - balance of 99 year lease which commenced in January 1985

Service charge - approximately £2,800 per annum

Ground rent - £200 PA

Chichester District Council - 24/25 Tax Band £1,977.87





FIRST FLOOR

Approximate Area = 484 sq ft / 45 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

A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

## Directions

From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and proceed to the end where the apartment block is on the left.

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