



## Flat 17 Rose Court, Aigburth Avenue

Situated in a convenient and secure environment, a two bedroom ground floor retirement apartment offered with no forward chain.



- ▶ **Ground Floor Apartment**
- ▶ **Sitting/Dining Room**
- ▶ **Two Bedrooms**
- ▶ **Double Glazing and Electric Heating**
- ▶ **Resident Manager with Care-Line On-Call Facility for Out of Call**
- ▶ **Communal Entrance Hall with Security Entry Phone System**
- ▶ **Kitchen**
- ▶ **Shower Room/WC**
- ▶ **Communal Gardens and Parking**
- ▶ **No Forward Chain**

Rose Court is a two bedroom retirement apartment where its residents retain their independence with as much support from the resident care manager as required. Well maintained gardens and communal areas leave you free to enjoy local facilities and activities.

Accommodation comprises communal entrance hall, personal door to entrance hall with useful double storage cupboards, sitting/dining room with double glazed sliding door to a southerly aspect patio overlooking the communal gardens, fitted kitchen, two bedrooms and shower room with WC.

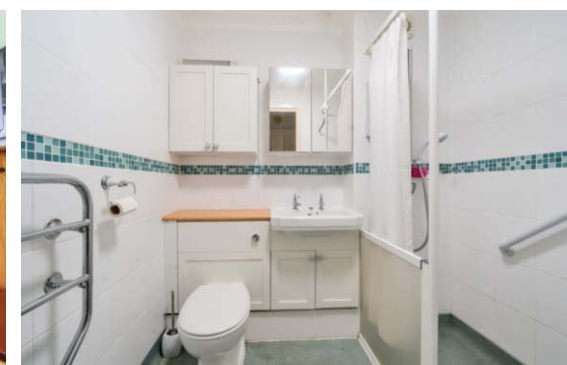
Outside, parking is on a 'first come, first serve' basis in a courtyard accessed via an archway in Aigburth Avenue.

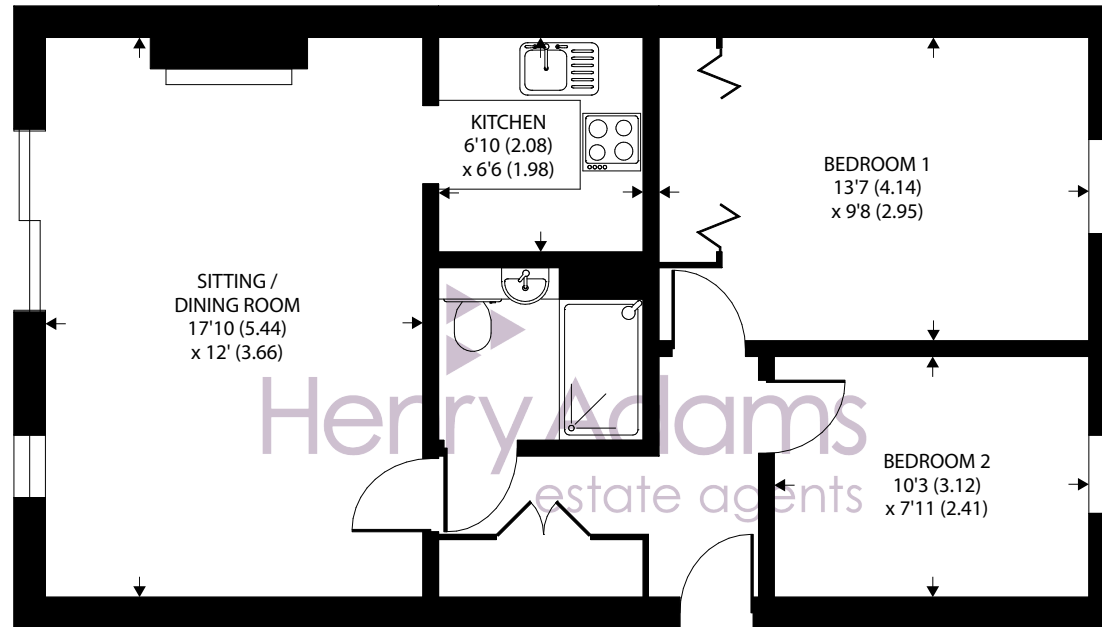
Tenure: We understand there is 189 year lease from 24/06/87.

Maintenance: We understand the cost to be approximately £250 pcm.

Ground Rent: We understand it to be none.

Council Tax Band: B





GROUND FLOOR

Approximate Area = 591 sq ft / 54.9 sq m (includes garage)

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

The village of Rose Green is located to the west of Bognor Regis and within the parish of Aldwick. It offers a range of local facilities including: an infant and junior's school, doctor's surgery, pharmacy, post office, library, convenience food store, grocery shop and butchers/fishmongers. A regular bus service links the village to the nearby Bognor Regis town centre which offers a more comprehensive range of shops and facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within 7 miles.

What3Words ///syndicate.jingles.prowl

06/11/24

