



## Westcombe Lodge Drive UB4 8HQ

\*\*\*\* RETIREMENT FLAT \*\*\*\*

A well presented & spacious GROUND FLOOR apartment located in a quiet cul de sac a short walk from shops & public transport. Situated in a 1980's built warden assisted development strictly for people over the age of 55. Offered for sale with no onward chain accommodation comprises entrance hall, living room with double glazed double doors, modern fitted kitchen, double bedroom and refitted modern shower room. Externally the property enjoys off street parking & well tendered communal gardens. The lease is in the region of 67 years and service charges are approx £248.00 per month.....PLEASE NOTE THIS PROPERTY CANNOT BE RENTED OUT.

## Accommodation

a 1 bed ground floor apartment

in a warden assisted development

strictly for people over the age of 55

double glazing & electric heating

modern kitchen

refitted shower room

double bedroom

plenty of storage space

## Ground Floor

**entrance hall** - fitted carpet, built in storage cupboards x 2, wall mounted entry phone handset

**reception room** - 14' 7" x 9' 7" (4.47m x 2.93m) front aspect double glazed doors, fitted carpet & wall mounted electric heater

**reverse view** -

**kitchen** - 8' 8" x 6' 1" (2.65m x 1.86m) range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, cooker point with extractor hood over, space & plumbing for washing machine & dishwasher, space for fridge freezer & vinyl flooring

**bedroom** - 12' 8" x 9' 6" (3.87m x 2.92m) front aspect double glazed window, fitted carpet & wall mounted electric heater

**reverse view** -

**bathroom** - enclosed shower cubicle, inset wash hand basin with mixer tap & cupboards under, low level wc, tiled walls, vinyl flooring, heated towel rail, extractor fan, wall mounted electric heater & wall mounted shaving point

**reverse view** -

**bedroom** - front aspect double glazed window, fitted carpet & wall mounted electric heater

**reverse view** -

**external** - off street parking & well tendered communal gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	