

St. Ives, Belloc Close, Pound Hill

£80,000

MANSELL McTAGGART
Trusted since 1947









- Ground floor
- One bedroom with fitted wardrobes
- Retirement flat for the over 60's
- Close to local amenities
- Living room open to kitchen
- 24-hour emergency care line
- Communal grounds & on-site parking
- Close to Three Bridges mainline train station
- NO ONWARD CHAIN
- Council Tax Band 'B' and EPC 'D'

A one double bedroom ground floor retirement apartment, situated in a quiet close, just a short walk from Three Bridges mainline railway station and local shops.

The property is accessed via a secure communal entrance with electronic keypad entry. This particular apartment is conveniently located towards the front of the building on the ground floor, overlooking the well-maintained communal grounds.

Upon entering, a private hallway provides access to all rooms and benefits from two useful storage cupboards.

The living room is a bright and airy space, featuring a large bay window overlooking the communal grounds. There is ample room for living room furniture, together with a small dining table and chairs.









The kitchen is open-plan to the living area and is fitted with a range of wall and base units, incorporating cupboards and drawers, along with an integrated electric oven, ceramic hob and cooker hood above. Further appliances include a fridge and washing machine, with a window to the side.

The bedroom is a good-sized double room, again overlooking the communal grounds, and benefits from a built-in double wardrobe.

The bathroom comprises a panel-enclosed bath with shower attachment over, low-level WC and wash hand basin with storage beneath.

Outside, the property is surrounded by well-maintained communal grounds, with residential parking available to the front of the building.

The property is offered to the market with no onward chain.

Lease Details

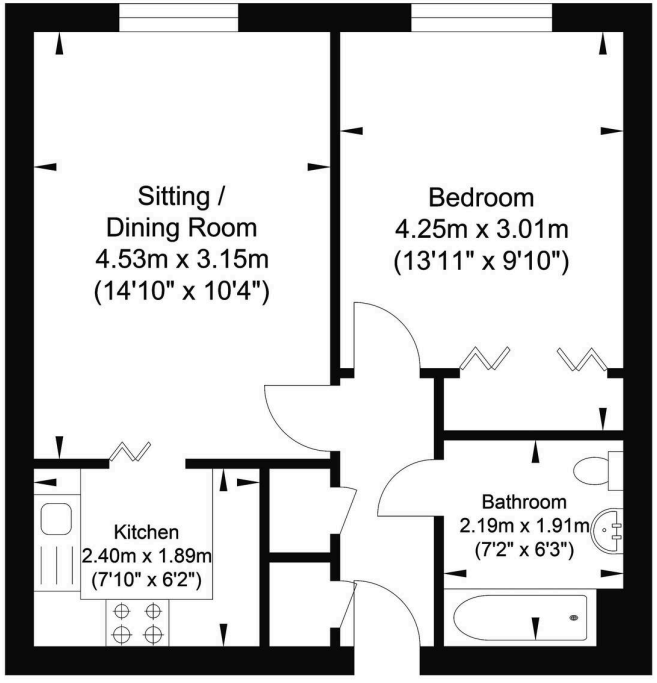
Length of Lease: 99 years from 1987 (59 years remaining)

Annual Service Charge – £3,638.88 per annum

Service Charge Review Period – April to March

Annual Ground Rent - £50.00 per annum

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



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Approximate Floor Area
439.38 sq ft
(40.82 sq m)

Approximate Gross Internal Area = 40.82 sq m / 439.38 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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