

Peter Clarke



34 Aspen Court, Chestnut Walk, Henley-in-Arden, B95 5GP

£105,000

Well cared for, quietly situated East facing ground floor one bedroom Retirement Apartment for those over 60 years.

APPROACH Set in grounds with gardens plus ample parking. Security door open into the building. This Apartment is on the ground floor.

RECEPTION HALL With large illuminated store cupboard plus airing cupboard. Radiator.

LIVING ROOM 12' 2" x 11' 10" (3.71m x 3.61m) Wide picture window overlooking the garden with radiator below. Fire surround & hearth. Four wall light points.

KITCHEN 7' 10" x 7' 10" (2.39m x 2.39m) Wood effect vinyl flooring. Base cupboards & drawers under laminate worktop. Inset halogen hob with oven adjacent. Recess with plumbing for a washing machine. Space for Fridge freezer. Skirting radiator. Wall cupboards.

BEDROOM 10' 5" x 10' 2" (3.18m x 3.1m) Picture window which also overlooks the garden. Radiator. Double fitted wardrobe. Three wall light points.

SHOWER ROOM 6' 7" x 6' 6" (2.01m x 1.98m) Glass shower cubicle. Vanity unit with WC with concealed cistern & part recessed wash basin with cupboards below. Mirror & medicine cupboard. Radiator.

SHARED FACILITIES The surrounding gardens can be used & enjoyed by all the residents as can the communal lounge. In the nearby Blackthorn Court there is a laundry with commercial washing machines & WC. Additionally there is a bedroom suite that can be booked for visiting relatives at modest cost.

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GENERAL INFORMATION

TENURE: We are informed the property is Leasehold with a term of 125 years from January 1989.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band C**

SERVICE CHARGE Currently £231 per month. This includes, heating, hot water & alarm system. Maintenance & cleaning of the communal internal areas, the lift & gardens. Building insurance plus the services of the Resident Manager.



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Six offices serving South Warwickshire & North Cotswolds