

PRICE:£115,000



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and other things are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any judgement. The layout, fixtures and appliances shown here are not intended to be taken as a guarantee in any way. Property is shown for illustrative purposes only. Map not to scale. © 2024



Dene Court, Cowplain, PO8 8HD

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT at Dene Court in Cowplain. Accommodation boasting lounge / dining room, kitchen with plumbing for washing machine, shower room, emergency alarm pull cords, close proximity to doctors surgery and bus connections.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Communal Entrance

Via security intercom, stairs or chair lift to first floor.

Personal Entrance

Front door leading to entrance hall.

Entrance Hall

Wall mounted electric heater, loft access, storage cupboard with shelving and wall mounted consumer unit and meters. Walk in airing cupboard with shelving and hot water tank.

Lounge / Dining Room

W: 10' 2" x L: 19' 6" (W: 3.09m x L: 5.94m)

(Maximum measurements into Bay window). Feature fireplace with wood surround, marble effect back and hearth, wall mounted electric heater, double glazed bay window to front aspect, coved and textured ceiling, emergency alarm pull cord and control panel, archway to kitchen.

Kitchen

W: 7' 10" x L: 6' 11" (W: 2.4m x L: 2.11m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob, eye level electric oven, space for fridge / freezer, space and plumbing for washing machine, tiled splash back, double glazed window to side aspect, textured ceiling.

Bedroom One

W: 8' 11" x L: 14' 5" (W: 2.71m x L: 4.39m)

(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, wall mounted electric heater, fitted wardrobe cupboard, emergency alarm pull cord, textured ceiling.

Shower Room

W: 5' 3" x L: 7' 5" (W: 1.6m x L: 2.26m)

Shower cubicle with wall mounted shower, pedestal wash hand basin, close coupled low level wc, tiled to principle areas, extractor fan, textured ceiling.

Additional Information

Lease information 125 years from 1st April 1989

Management / service charge fees 1st April 2025 - 31st March 2026 £3,656.25 payable yearly.

Residents lounge

Development manager

Communal gardens

Communal drying / laundry room

24 hour emergency call system

Guest suite (chargeable)

Stairs or chair lift to first floor

