



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£179,995 Leasehold

**21 St Nicholas Court,
 Middleton on Sea, PO22 6ES**

www.maysagents.co.uk



Finding the right environment for your retirement is often a matter of balance. A fine dividing line between convenience and privacy, activity and security. Rarely can all of these elements come together at once – but with this particular **PURPOSE BUILT GROUND FLOOR RETIREMENT FLAT** several have been incorporated to their best advantage. Having been the subject of modernisation with a **replacement quality kitchen plus shower room** add to this the westerly aspect to the Lounge overlooking the garden providing an opportunity to study the wildlife and the changing seasons. The village centre provides the convenience with local shopping facilities whilst individual entrance doors to the flats ensures the privacy sometimes lacking in larger “hotel-like” retirement developments. Certainly St. Nicholas’ Court has a lot to offer with Resident Manager, Laundrette, Communal Lounge, Communal Garden, uPVC framed Double Glazing, emergency alarm to main rooms and the added comforts of 24 hour cover from a central location. Take a look inside and appreciate the aspect. Telephone **May's** for an appointment to view.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

electric heater; security access system; cupboard housing new lagged hot water cylinder; storage cupboard with slatted shelving; door to:

KITCHEN: 12' 0" x 8' 2" (3.65m x 2.49m)

(maximum measurement's over units) range of floor standing drawer and cupboard units; worktop; tiled splash backs with matching wall mounted cabinets over; integrated fridge and freezer; dishwasher; electric oven with filter hood over; inset ceramic

sink; large understairs cupboard with space and plumbing for washing machine with worktop above.

SITTING ROOM: 15' 0" x 12' 0" (4.57m x 3.65m)

T.V. aerial point; telephone point; electric storage heater; alarm pull cord; double glazed door to communal gardens.

BEDROOM 1: 12' 0" x 9' 6" (3.65m x 2.89m)

T.V. aerial point; telephone point; pull cord alarm; electrically thermostat controlled heater; wardrobe.

BEDROOM 2: 8' 6" x 8' 2" (2.59m x 2.49m)

thermostat controlled electric heater.

SHOWER ROOM/W.C.:

fully tiled walls; close coupled W.C.; pedestal wash hand basin; shower cubicle; heated towel rail.

OUTSIDE AND GENERAL

COMMUNAL AREAS:

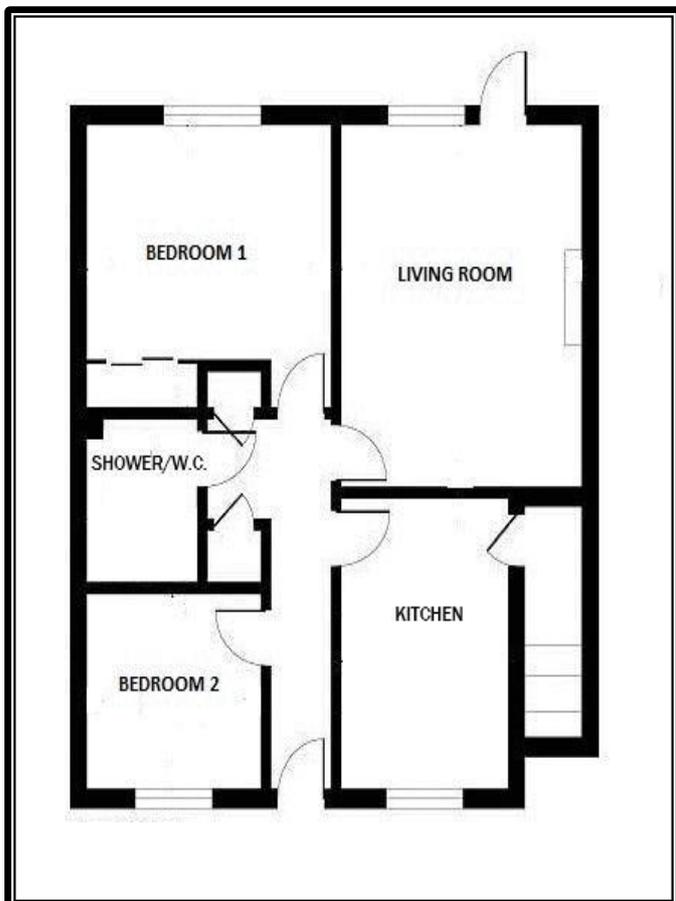
residents parking; laundrette; communal gardens.

LEASE DETAILS:

TENURE: We understand that there are some 149 years remaining on the lease dating from 1st August 1986.

SERVICE CHARGE: £3,102.00 p.a. which includes external maintenance, window cleaning, building insurance, manager's expenses, and gardening

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.