FOWLERS
ESTATE AGENTS

£99,950 Leasehold









7 Riverside Court

Pulborough | West Sussex | RH20 1RG

A first floor one bedroom retirement apartment with good access to village amenities. Accommodation comprises: sitting room/dining room, fitted kitchen, double bedroom and bathroom. Communal features include: passenger lift, residents lounge and laundry room, guest suite, communal gardens and parking area. Riverside Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 30 properties arranged over 4 floors each served by lift, convenient for mainline station and walks over the Wild Brooks. There are magnificent views over the river Arun and the South Downs to the rear of the building. The development is age restriction with occupation by person of over 60.

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Communal Entrance Passenger lift or stairs leading to:

First Floor Leading to:

Private Entrance Own front door, leading to:

Entrance Hall Wall-mounted call system, walk-in storage cupboard housing water tank and electric meters.

Sitting Room/Dining Room 17' 4" x 10' 8" (5.28m x 3.25m) Light oak style flooring, plantation style blinds, wall-mounted electric heater, double glazed windows, TV point, archway through to:

Kitchen 7' 4" x 5' 5" (2.24m x 1.65m) Re-fitted kitchen with range of wall and base units with quartz work surfaces, groove drainer and swan neck chrome tap with stainless steel sink, four ring 'Lomorna' Induction hob with extractor over, downlighting and stainless steel back plate, integrated fan assisted oven and microwave, integrated fridge with chiller box, eye-level cupboards, extractor fan.

Bedroom 14' 0" x 8' 8" (4.27m x 2.64m) Double bedroom with wall-mounted electric heater, oak style flooring, plantation blinds with double glazed windows, built-in mirrored wardrobe cupboards.

Bathroom Re-fitted suite with folding glass and chrome screen with overhead chrome soaker with monobloc taps, push flow w.c., inset wall-mounted wash hand basin with toiletries drawers under and mirror, fully tiled walls, heated chrome towel rail, laminate oak style flooring.

Outside Communal gardens and communal parking.

Lease Details Tenure: Leasehold: the term of the lease is 125 years from 1st November 1988 so there is just over 87 years left on the lease.

Service Charge and Ground Rent
Annual Service Charge: £4138.32. per annum. (paid 1/2 yearly)
Ground Rent: £543.38 per annum. (paid 1/2 yearly)

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
https://what3words.com
coats.waiters.tastings

Agents Note Please note the following amenities: Residents lounge, laundry room, communal parking area and visitor parking area.

Agents Note: Age Restriction : Occupation by person of over 60 or in the case of a couple providing one is over 60 years old and the other over 55.

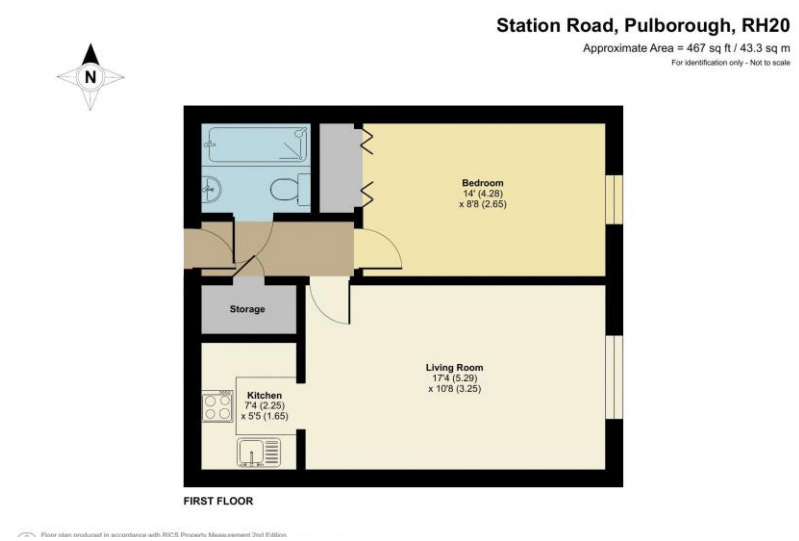
EPC Rating: Band C.

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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

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