



8 Mengham Court, Goldring Close, PO11 9PX. £155,000

GEOFF **FOOT**
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Geoff Foots are pleased to be offering this first floor Retirement flat in Mengham Court, which benefits from a house Manager Mon-Fri and offers a call alert system 24/7 with pulley cords in all rooms. The stairs and fitted stair lift lead up to the Landing with doors to a spacious Lounge/Diner, 2 Bedrooms, Shower/wet room and a Kitchen. There is double glazing and an electric heating system. Outside has communal gardens, drying lines, bin store area and residents parking spaces. There is no forward chain!

- **Age restricted first floor flat in Mengham Court.**
- **Stairs with fitted stair lift.**
- **Shower/wet room.**
- **Modern Kitchen.**
- **Some redecoration required.**
- **Electric heating system, double glazing.**
- **Set in retirement complex age restricted to 55 and above.**
- **Care line alert system 24/7 for emergencies.**
- **Communal gardens, drying lines, residents parking.**
- **Convenient to Mengham shops.**
- **Leasehold. No forward Chain!**

Leasehold

Council Tax Band: C

The accommodation comprises:

Double glazed composite door, step & light & intercom system. –

Hallway –

Coats hanging space. Stairs & stair lift rising to:-

Landing –

Phone entry. Telephone Point. Dimplex night storage heater with display shelf over. Call alert system to Hanover. Deep walk in storage cupboard with coats hanging space, shelving & light. Built in airing cupboard with shelving.

Lounge/Diner – 18' 5" x 12' 0" narrowing to 7'10" (5.61m x 3.65m)

Electric wall heater and Dimplex night storage heater with shelf over. UPVC double glazed window and double glazed door with 'Juliet' balcony overlooking communal gardens. TV aerial point. Sliding door to

Modern Kitchen – 8' 4" x 7' 10" (2.54m x 2.39m)

Work surface fitted to 2 sides with inset single drainer stainless steel sink unit and mixer tap. Tiled splash backs. Space and plumbing for automatic washing machine and electric cooker. Double wall cupboard. Adjacent work surface with matching white fronted cupboards and drawers. Space for tall fridge/freezer. Cupboard housing electric meters and consumer unit. Slimline electric wall heater. Extractor fan and UPVC double glazed window with roller blind.

Bedroom 1 – 13' 2" x 9' 1" (4.01m x 2.77m)

UPVC double glazed window to front elevation. Slim line electric wall heater. Double floor to ceiling sliding door fronted wardrobe with hanging rail and shelving.

Bedroom 2 – 8' 5" x 8' 5" (2.56m x 2.56m)

South facing UPVC double glazed window to rear elevation over looking communal gardens.

Wet/Shower Room –

White suite comprising close coupled Wc, half inset wash hand basin with mixer tap and cupboard below. Wall mounted 'Mira Advance' electric shower with grab rail, pull-down seat and open drain with shower curtain and slip resistant flooring. Ceramic wall tiling. UPVC obscure double glazed window to front elevation. Electric towel heater and Dimplex wall convector heater.

Outside –

Communal gardens, drying lines, bin store area and residents parking spaces.

Tenure –

Leasehold. Length of lease TBC.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



EPC & Floor Plan to go here!