



1 Grasmere Court , Wordsworth Road, Worthing, BN11 3JE - Offers in Excess of £160,000

Aspire Residential are delighted to bring to the market this one bedroom ground floor flat in the popular retirement complex 'Grasmere Court'. Internally the property offers a hallway, lounge/diner with Juliette balcony, kitchen with fitted appliances, a bathroom and a bedroom with fitted furniture. The complex offers communal facilities which include a residents lounge, library and kitchen as well as a guest suite. Benefits of this property include secure underground parking and no forward chain.

Key Features:

- **Popular Retirement Complex**
- **Secure Underground Parking**
- **Residents Facilities**
- **24 Hour Care Line**
- **EPC - C**
- **No Chain**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Entrance Door

Into:

Hallway

Featured corning. Security entry phone. Emergency pull cord. Electric radiator. Storage cupboard housing meters and immersion tank.

Lounge/Diner 22' 5" x 11' 3" (6.83m x 3.43m)

Double glazed, double doors opening to a Juliette balcony. Two electric radiators. Satellite and TV point. Phone point. Emergency pull cord. Space to dine.

Kitchen 10' 9" x 6' 6" (3.27m x 1.98m)

Double glazed window to rear. Part tiled walls for splash back. Matching range of wall and base units. Stainless steel sink inset to worktop with mixer tap and draining board. Integrated appliances included a fridge freezer, dishwasher, washing machine, raised level microwave and oven and a 4 ring electric hob with an overhead extractor fan. Vinyl flooring.

Bathroom

Floor to ceiling tiled walls. Panel enclosed low level bath with assistance rails. Handle flush w/c and wash hand basin with decorative boxing which integrates storage units. Heated towel rail. Emergency pull cord.

Bedroom *14' 7" max x 8' 11" (4.44m x 2.72m)*

Double glazed window to side. Array of fitted bedroom furniture. Built in wardrobe. Electric radiator. Emergency pull cord.

Residents lounge

Situated at the front of the property with communal tables and chairs, kitchen and library.

Secure private parking

Allocated underground parking space.

Guest Suite

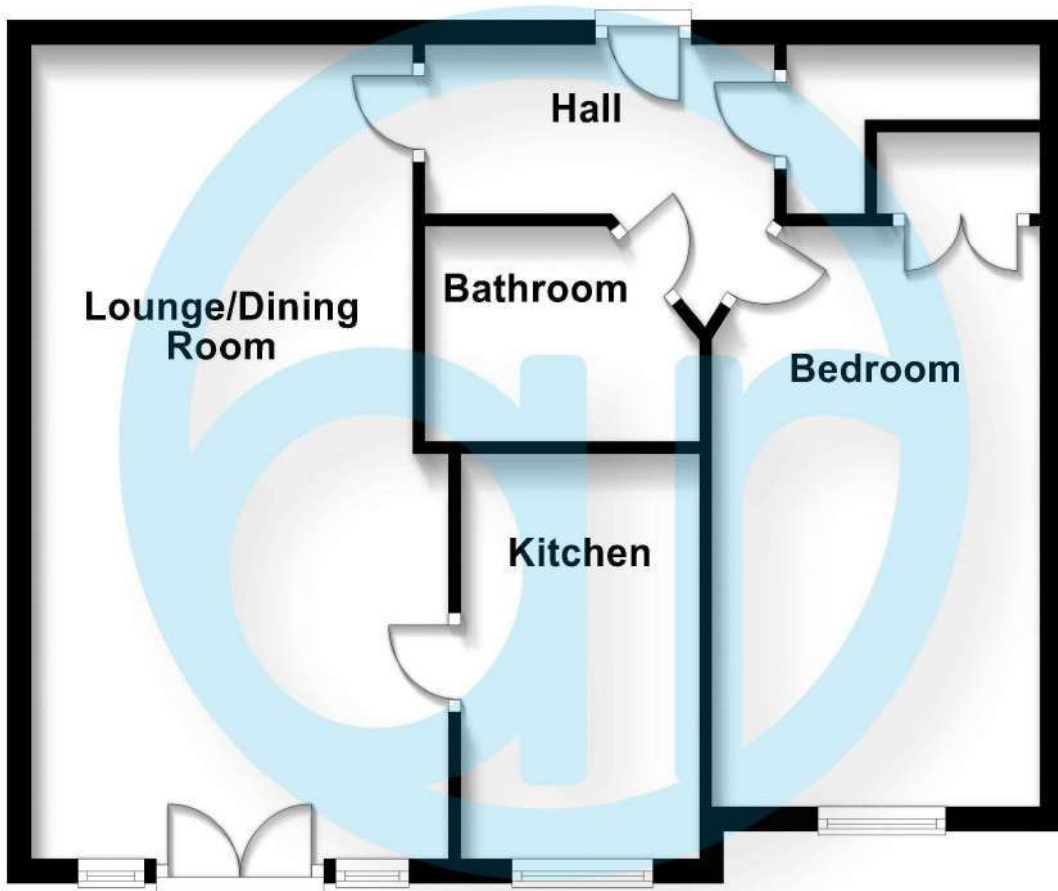
Available for guests at a small charge per night.


Lease and Maintenance

Approximately 107 years remaining on the lease.
Maintenance is approximately £1689 per 6 months.
Ground Rent is £174.50 per 6 months



Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk