



ASPIRE RESIDENTIAL



14 Guardian Court Rogate Road
Worthing BN13 2EE

£85,000

Spacious One Bedroom Flat

24 Hour Careline

Guest Room

Communal Facilities

No Forward Chain

EPC - C

Aspire Residential is delighted to bring to the market this spacious first floor flat in the popular retirement complex of Guardian Court. Communal facilities in this complex include a residents lounge, kitchen and laundry room, as well as a guest suite for visitors. This property has the benefit of a 24/7 care line service, generous storage and gas fired central heating.



Hallway

Generous storage cupboards. Fuse box. Security entry phone. Emergency pull cord.

Bedroom 15' 11" x 12' 6" (4.84m x 3.81m)

Double glazed window with radiator below. TV point. Fitted bedroom furniture. Emergency pull cord. Large walk in wardrobe.

Wetroom

Walk in shower with privacy screen and curtain. Raised W/C & wash hand basin. Radiator. Vinyl flooring with drainage for shower.

Lounge 23' 5" x 10' 8" (7.13m x 3.25m)

Double glazed window to front with radiator below. Picture rails. Emergency pull cord. TV point. Carpets.

Kitchen 9' 4" x 6' 7" (2.85m x 2.0m)

Double glazed window to front. Matching range of wall and base units. One and a half bowl sink inset to worktop with mixer tap and draining board. Space for appliances.

Communal Facilities

Guest Room

We believe the guest room is charged from £5 per night.

Residents Lounge

Double glazed dual aspect windows overlooking the gardens. Multiple seating.

Residents Kitchen

Basic kitchen facilities provided.

Residents Laundry Room

Washing and drying facilities inclusive of the service charge.



Service Charge

The service charge is approximately £272 p/m which includes buildings insurance, water and heating, window cleaning, the warden, a 24 hour careline, garden maintenance, lift maintenance and all other internal and external communal maintenance.

Agents Notes

There is a 2.85% charge by the managing agent upon resale of the property which contributes to the sinking fund. This sum helps to stop the increase of current service charge should any major works be required.



Floor Plan

