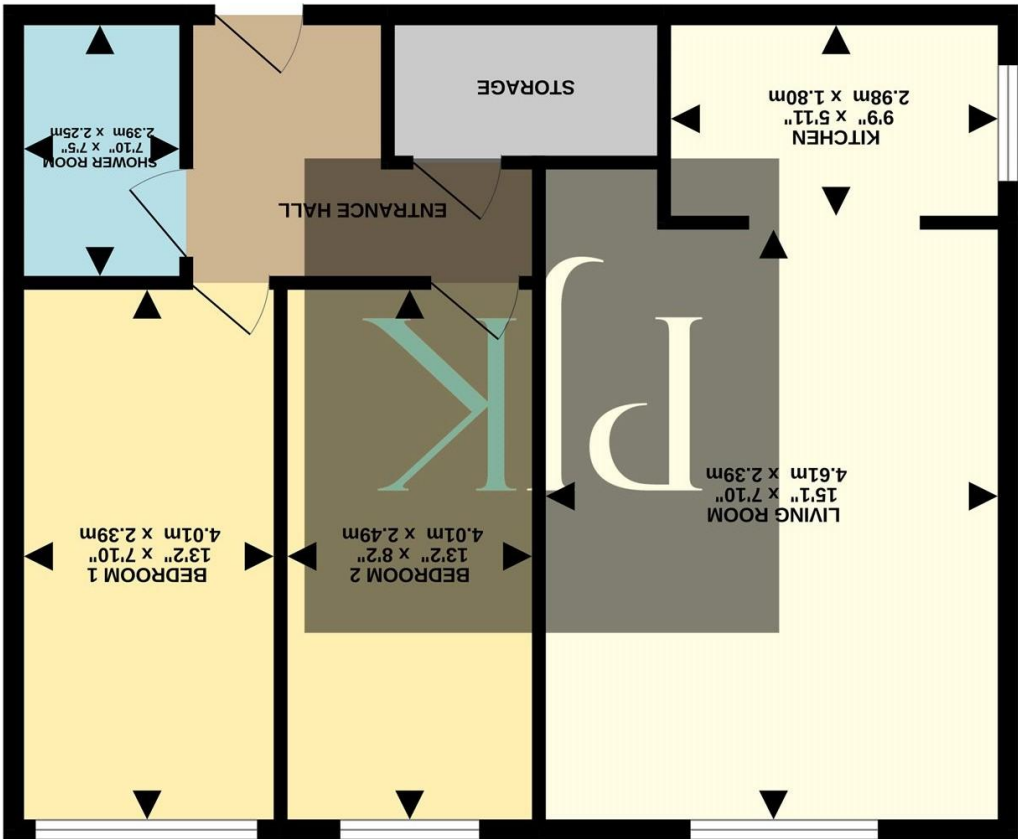
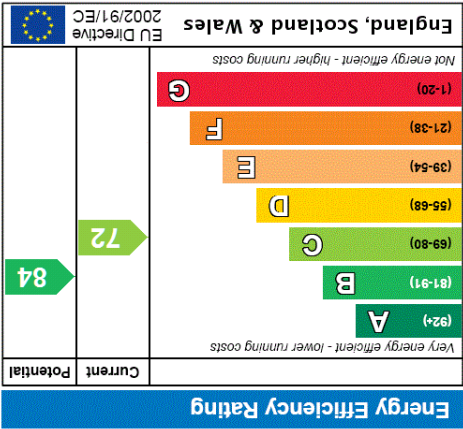
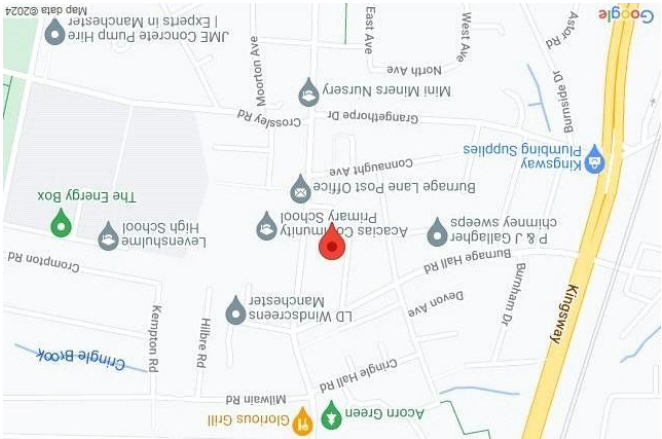


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 5/2024



GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



**PJK**

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PHILIP JAMES  
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## ASKING PRICE £130,000

Introducing an exceptional opportunity for luxurious retirement living in the prestigious McCarthy and Stone development. This top-floor two-bedroom apartment, exclusively for individuals over 60 (with a partner over 55), promises unparalleled comfort and convenience.

Step into a spacious entrance hallway leading to the heart of the home, where a stylish living room awaits. Adorned with a feature fireplace and overlooking lush communal gardens, it offers a serene retreat. The adjacent kitchen is both practical and elegant, boasting integrated appliances and ample storage.

Discover two generously sized double bedrooms, each offering the perfect canvas for personalization. The master bedroom features built-in wardrobes for added convenience. A sleek three-piece shower room completes the accommodation, providing modern comfort.

Residents of this prestigious development enjoy access to meticulously maintained communal gardens and patios, ideal for relaxation amidst nature. With designated parking and a dedicated Development Manager on hand, every aspect of comfort and assistance is assured.

654 gross sq ft  
Tax Band: C  
Leasehold  
Service Charge: £2,800  
Rental: £494

*"Luxurious Retirement  
Living Awaits in  
Prestigious McCarthy and  
Stone Development"*

