



KINGSHILL GARDENS
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



NO ONWARD CHAIN. A deceptively spacious bungalow which enjoys a prime position near the entrance of this sought-after retirement development for the over 55's, and benefits level access. This well maintained, neighbourly community is located on the Western edge of the town, and is well positioned for local shops, public transport links and is serviced by a local community bus weekly. Well presented throughout, the accommodation briefly comprises; Entrance Hall, Kitchen, Sitting Room, Conservatory, Bedroom 1 with built in wardrobes, Bedroom 2/Dining Room and Bathroom. Outside, there is an easily maintained Garden to the rear, whilst to the front there are open plan communal gardens, ample sheltered parking spaces and allocated visitors parking.

There is a service charge of £2,868.95 per annum which covers the buildings insurance, resident manager and 24-hour emergency call system, as well as outside property maintenance, window cleaning and the grounds.



ROOM DESCRIPTIONS

Entrance Hall
A decent size room with doors to other rooms. Storage cupboard. Storage Heater. Intercom for 24-hour emergency calls.

Living Room
12' 2" x 13' 5" (3.71m x 4.09m)
A lovely room featuring an electric coal effect fire with surround. TV point. Wall light points. Storage heater. Sliding patio doors lead out to the conservatory.

Conservatory
8' 0" x 11' 0" (2.44m x 3.35m)
A easterly facing room being uPVC in construction. Power points. Sliding patio doors lead out to the rear gardens.

Kitchen
8' 2" x 10' 0" (2.49m x 3.05m)
Fitted with a range of floor and wall units comprising drawer and cupboard storage. Ample work top space incorporating Single drainer sink unit and with tiled splashbacks. Fitted electric double oven. Plumbing for automatic washing machine. Space for upright fridge/freezer. uPVC double glazed window to front overlooking the front gardens and onto the central parking area.

Master Bedroom
10' 4" x 11' 2" (3.15m x 3.40m)
uPVC double glazed window overlooks the rear gardens. Build in double wardrobe providing hanging and shelf storage space. Built in airing cupboard housing the insulated hot water tank. Storage heater.

Bedroom 2 / Dining room
9' 8" x 9' 8" (2.95m x 2.95m)
Bedroom 2 is often used as a Dining room or study. This particular room has a west facing aspect. uPVC double glazed window. Storage heater.

Bathroom
6' 7" x 6' 7" (2.01m x 2.01m)
Recently refitted and now provides a walk in Bath / Shower unit, ideal for the less mobile who enjoy and bath or shower or who need assisted bathing. Pedestal wash hand basin. Close coupled W.C. Tiled walls. Heated towel rail and extractor fan.

Front Gardens
The front of the property is approached via a with a pathway leading to three steps (which could be wheel chair friendly) Lawns to each side with flower and shrub borders.

CAR PARKING
There is ample non allocated parking, some under cover and some normal. Visitor parking is also provided.

Service Charges
The charge for 1/4/23 - 31/3/24 is £2690.70 & covers the resident Manager, emergency call system, outside property maintenance, buildings insurance, window cleaning & garden/grounds maintenance.
The bungalows for are Freehold with a peppercorn rent charge.

Council Tax
Rated a band - C

