

Floor Plan





PINK PLAN

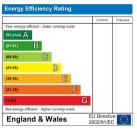
Floor plan produced in accordance with RICS Property Measurement 7 on Edition, Although Pick Plan Ltd ensures the highested of accuracy, measurements of donc, windows and room are approximate and nor responsibility is laber for error, consider or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure loss in for infall guidance only and should not be relied on as a basis of valuation.



Daniels are pleased to offer one of the largest one-bedroom apartments within this popular warden-assisted retirement development, available with no upper chain. The property is presented in clean and well-maintained condition and is exclusively available to residents aged 60 and over.

The development offers a range of excellent facilities, including residents' and visitor parking, a communal lounge, laundry room, and a beautifully maintained shared garden for all to enjoy during the warmer months. For visiting friends and family, a guest suite is available to book on a first-come, first-served basis at a modest nightly rate.

Conveniently located just a minute's walk from local shops and bus routes, the property provides easy access to amenities while allowing residents to maintain their independence. Viewings are highly recommended — call now to arrange your appointment and avoid disappointment.



| | | | Current | Poter |
|---------------------------|---------------------|----------|---------|-------|
| Very environmentally frie | ndly - lower CO2 er | nissions | | |
| (92 plus) 🖄 | | | | |
| (81-91) | | | | |
| (69-80) | 2 | | | |
| (55-68) | D | | | |
| (39-54) | E | | | |
| (21-38) | F | | | |
| (1-20) | | G | | |
| Not environmentally frier | dly - higher CO2 er | nissions | | |







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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