



2 Rotary Lodge, 32, St. Botolphs Road, Worthing, BN11 4JT

Asking Price Of £80,000



We are pleased to be able to offer a ground floor, one bedroom retirement apartment to the market. The property is located within very close proximity to the communal facilities. . 75% Shared Ownership



Key Features

- Ground Floor One Bedroom Retirement Apartment 75% Shared Ownership
- Electric Heating & Double Glazed Windows
- Modern Kitchen With Integrated Appliances
- Modern Bath/ Shower Room
- Residents Conservatory/ Lounge and Dining Room
- Residents Guest Suite & Laundry Room & On Site Warden Located a Few Metres Away
- Communal Gardens & Residents Parking



1 Bedrooms



1 Bathrooms



1 Reception Room

Rotary Lodge development is just a short distance from Worthing High Street, with large department stores to the smaller specialist and antique shops all on your doorstep. And what's more, considering how close you are to the seafront you're never far away from areas of outstanding beauty. Getting around is easy too. There's bus services to all towns and villages in the area and West Worthing Railway Station offers good links into Littlehampton, Brighton and London.

This retirement flat at Rotary Lodge is spacious, secure and beautifully designed. And your pets are always more than welcome here too. At Rotary Lodge, there is a variety of facilities and activities to suit you; however, you like to spend your time. You can pamper yourself in the hair and beauty salon or meet your friends for lunch in the restaurant; It's up to you. What's more the restaurant offers a choice of menu which gives you and your family peace of mind that a freshly prepared meal is available every day. Whether you choose to cook for yourself or eat in the restaurant the choice is yours. Flat 2 Rotary Lodge is situated on the ground floor. The property is located very conveniently only a few meters away from the communal entrance which has access to all communal facilities, the flat is also only 15 steps away from the laundry room and access to the buggy store is just across the hall from the flat.

EXTERNAL

Front door leading into the entrance hall with access to storage cupboard and access to all rooms, the apartment has recently be re carpeted. The bedroom measures 13'9ft x 10'3ft overlooking the communal gardens. The open plan kitchen, living space comprises of modern wall and base units with built in fridge/ freezer, dishwasher, oven and electric hob. The four piece bathroom comprises of walk in shower, paneled bath, wash hand basin and WC.

HALL

LOUNGE/ DINER 12' 7" x 11' 2" (3.84m x 3.4m)

KITCHEN 10' x 7' 4" (3.05m x 2.24m)

BEDROOM 13' 9" x 10' 3" (4.19m x 3.12m)

BATHROOM

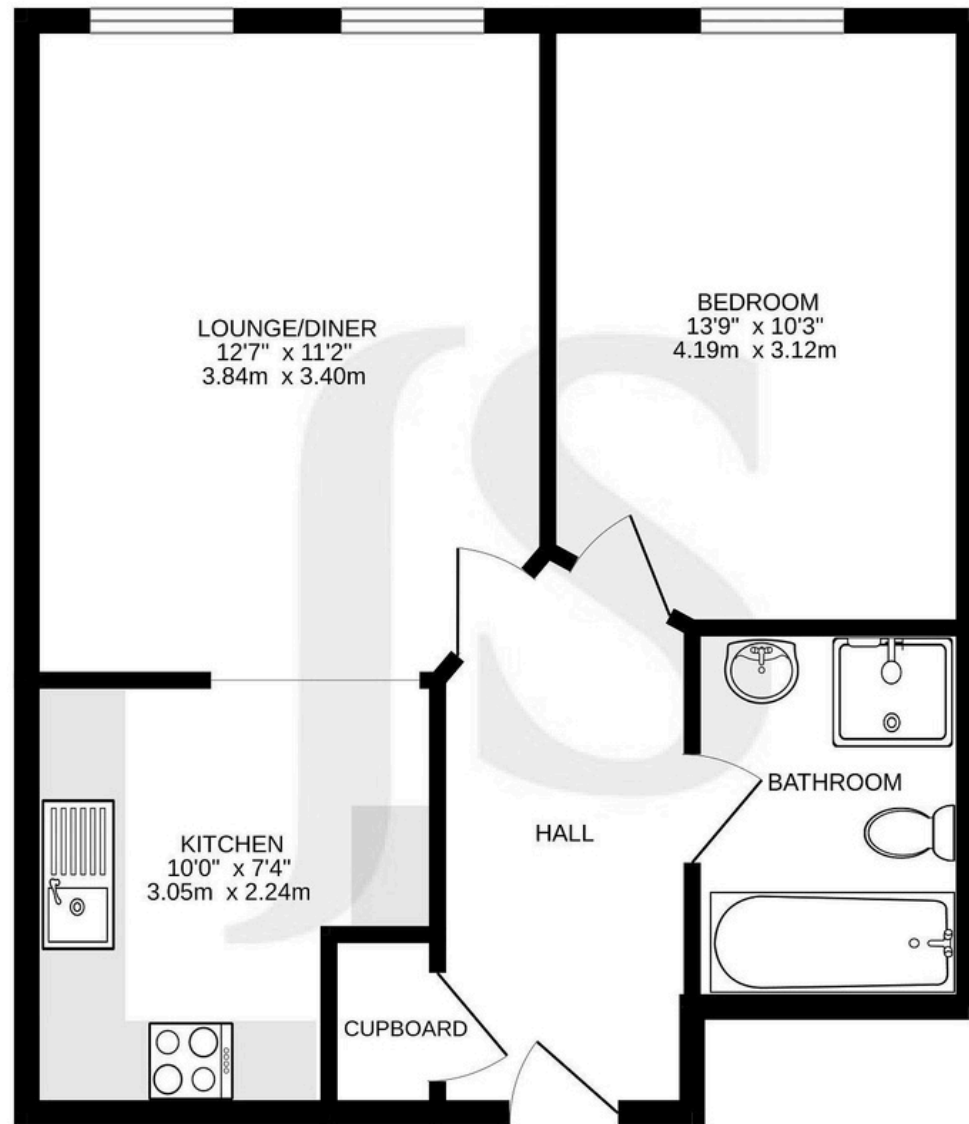
LEASE: Approximately 110 Years Remaining

MAINTENANCE: Approximately £590 per month - includes buildings insurance, water rates, warden, care line, window cleaning, laundry room, cleaning of communal areas and gardening. Subsidised Meals: £3.25 per meal (lunch times)

GROUND RENT: Approximately £306.90 per year
COUNCIL TAX BAND B



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 52 sqm)

Tenure: Leasehold

Council tax band: b

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

TOTAL FLOOR AREA: 52.9 sq. ft. (49.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floorplans are not necessarily to scale and should be used as a guide only.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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