



Total area: approx. 49.5 sq. metres (532.5 sq. feet)



Summerlands Lodge | Wellbrook Road | Locksbottom | BR6

£200,000

- First floor retirement flat
- Well-proportioned, double aspect living room
- Shower room
- Attractive communal grounds + parking
- Ever-popular development
- Well-proportioned bedroom with built-in wardrobes
- Close to shops & transport links
- Amenities on offer to residents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Kenton are delighted to present this 1 bedroom first floor (with lift access available) retirement flat, situated within the ever-popular Summerlands Lodge development, located within walking distance to Locksbottom High Street and its range of amenities and transport links. The living room is both double-aspect and well proportioned, in turn opening on to a fitted kitchen. The bedroom is equally well-proportioned and features ample-sized built in wardrobes. Furthermore, there is a shower room, featuring a newly-fitted shower cubicle. Evidently, the flat has been very-well maintained and so resultantly is presented in good condition throughout. Externally, there are attractive and tranquil communal grounds, offering pleasant areas to relax and socialise. Additionally there are ample communal parking spaces for both residents and visitors. Additional amenities on offer to residents are, warden assistance (with emergency pull cord to every room), a communal lounge to socialise, a laundry room and a Guest Suite for friends and family to stay overnight when visiting. Locksbottom High Street and it's wide variety of shops, eateries and facilities are within walking distance, easily accessible bus stops are located nearby. Marketed with the benefit of no onward chain. LEASE & ASSOCIATED CHARGES DETAILS; Kenton understand that the outstanding lease term is circa 85 years. Kenton understand that there is a ground rent payable equating to £150.00 per annum. Kenton understand that there is a service charge payable equating to circa £3,600.00 per annum/circa £300.00 per month.

£200,000 Leasehold



Summerlands Lodge, Wellbrook Road, Locksbottom, BR6



Hallway

10'11" x 3'1" (3.34m x 0.95m)
Coved ceiling, built-in storage cupboard, electric heater, fitted carpet.

Living Room

13'8" into bay and so maximum x 17'3" (4.17m into bay and so maximum x 5.26m)
Double glazed box-bay window to rear, double glazed window to side, coved ceiling, electric heater, fitted carpet.

Kitchen

10'11" x 7'1" (3.32m x 2.15m)
Double glazed window to rear, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space for cooker, space for up-right fridge-freezer, vinyl flooring.

Bedroom

10'5" x 14'1" maximum (3.17m x 4.29m maximum)
Double glazed window to side, coved ceiling, built-in wardrobes, electric heater, fitted carpet.

Shower Room

7'1" x 6'3" (2.16m x 1.91m)
Tiled walls, newly-fitted walk-in shower cubicle, low level W.C, wash hand basin, airing cupboard housing hot water cylinder and cold-water tank with storage space also, towel rail, extractor fan, heated towel rail, tiled flooring.

