



| Energy Efficiency Rating                       |       | England & Wales |       |
|------------------------------------------------|-------|-----------------|-------|
| Very energy efficient - lower running costs    | A     | 92-100          | Green |
| B                                              | 81-91 | Light green     |       |
| C                                              | 69-80 | Green           |       |
| D                                              | 55-68 | Yellow          |       |
| E                                              | 45-54 | Orange          |       |
| F                                              | 35-44 | Red-orange      |       |
| G                                              | 1-34  | Red             |       |
| Very energy inefficient - higher running costs |       |                 |       |
| Current                                        | 80    |                 |       |
| Target                                         | 82    |                 |       |
| EU Directive 2002/91/EC                        |       | England & Wales |       |

Whilst every attempt has been made to ensure the accuracy of the bio-plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for 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.

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## AREA MAP



GROUND FLOOR

## FLOOR PLAN



GENERAL INFORMATION

A beautifully presented two-bedroom retirement apartment enjoying picturesque rural views, situated within the highly sought-after Willow Court development.

Occupying a desirable second-floor position within the popular Willow Court retirement community, this modern and thoughtfully designed apartment offers spacious and comfortable accommodation, ideal for those seeking independent living in a secure and well-maintained environment.

Accessed via a secure key-card entry system, the development benefits from well-kept communal areas, lift access to all floors, and residents' parking. Upon entering the apartment, a welcoming hallway provides access to useful built-in storage and leads to the principal accommodation.

The bright and spacious dual-aspect living and dining room enjoys pleasant views and provides an excellent space for relaxation and entertaining. The adjoining kitchen is fitted with a range of wall and base units complemented by work surfaces, an inset stainless-steel sink with mixer tap, and integrated oven.

The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from a generous built-in storage

FULL DESCRIPTION

Entrance Hallway

Lounge / Diner  
21'4 x 14' (6.50m x 4.27m)

Kitchen  
7'6 x 5'11 (2.29m x 1.80m)

Bedroom 1  
12'10 x 11'2 (3.91m x 3.40m)

Bedroom 2  
10'9 x 6'11 (3.28m x 2.11m)

Bathroom



**Tenure**  
Leasehold  
125 years from 11 October 2004  
Lease Term Remaining 103 years  
Service Charges Four Quarterly  
Payments of £1,834.84  
Total per year £7,339.36  
Ground Rent Four Quarterly Payments  
of £99.65  
Total per year £398.60

**Council Tax band**  
E

EPC - C

**Services**  
Mains water, drainage and electricity.  
Broadband is available via 'Village  
System' supplied by Willow Court,  
likewise for the telephone.  
The current owners are not aware of  
any issues or restrictions for mobile  
phone coverage. Please refer to Ofcom  
checker for further information.

**Additional Information**  
Please note there is an age restriction  
for 55 years old & over.  
A parking space can be secured for  
£150 per annum.  
Water rates are included in the service  
charge.

