



**7 Russell Court**

**Midhurst, West Sussex, GU29 9NE**

## 7 Russell Court, Midhurst, West Sussex

### FEATURES

- A bright first floor age-restricted apartment
- Dual-aspect Sitting Room
- Dual-Aspect Bedroom
- Large irregular shaped Kitchen
- Bathroom
- Communal Lounge, laundry Room, Parking & Gardens

Price Guide - £90,000

Leasehold

Service Charge - £2,864 PA

EPC- *TBC*

### PROPERTY

Centrally located close to the town centre this first-floor retirement apartment offers bright & airy accommodation together with a good range of communal facilities including a residents lounge with access to the gardens, a laundry room, limited parking and guest accommodation.

The apartment has pleasing views from the principle rooms and is in our opinion offered for sale in good decorative order.

The property is approached by either stairs or a lift and benefits from having no onward chain.



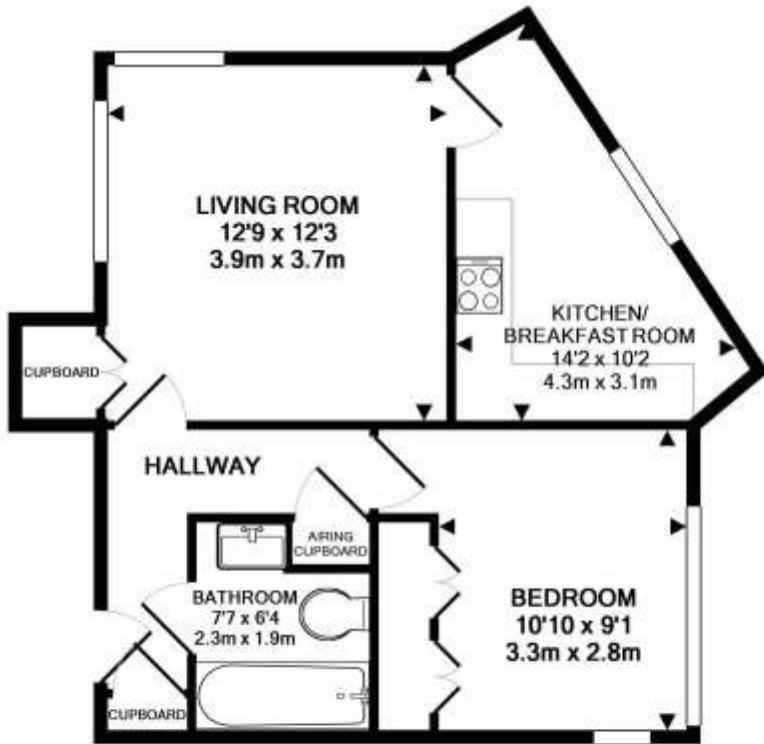
# 7 Russell Court, Midhurst, West Sussex

## LOCATION

The town which has been voted as one of the best places to live in the country and caters for most everyday shopping & recreational needs. There is a nearby Community Centre, along with Supermarkets, Hotels, Restaurants, cafes, Churches and a Library.

The town is found in the heart of the South Downs National Park and therefore offers some of the finest walking opportunities in the area.

The larger surrounding towns of Chichester, Haslemere & Petersfield collectively offer an excellent range of further facilities together with mainline railway stations.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

Made with Metropix ©2019





## COMMUNAL AREAS

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Southdown Property Solutions has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Sussex House, Midhurst 01730 859156    Capron House, Midhurst 01730 817386**

**Park Lane, London 0207 030 3592**

**[www.southdownpropertysolutions.co.uk](http://www.southdownpropertysolutions.co.uk)    [info@southdownpropertysolutions.co.uk](mailto:info@southdownpropertysolutions.co.uk)**

