



First floor retirement apartment with 24 hour Careline

This 1st floor retirement apartment (over 55s only), with lift access, forms part of a delightful private complex in the heart of Codicote village. The property provides an entrance hall with entry-phone, comfortable sitting room, fitted kitchen, double bedroom with built-in wardrobes and a well proportioned bathroom. Benefits include double glazed windows & night storage heaters. CHAIN FREE SALE.

EER: C.

Lease details: 125 years from 1987 with 91 years remaining.

Pond Court is well designed in a traditional setting with desirable modern features, all set around a beautiful ornamental pond with fountain and well-tended bordering lawns. Benefits include a residents lounge with regular social events, conservatory and a laundry room. A House Manager is available every morning, but in her absence, all apartments are connected to a Careline Emergency Call System via pull cords and a Careline pendant. A guest suite is also available.

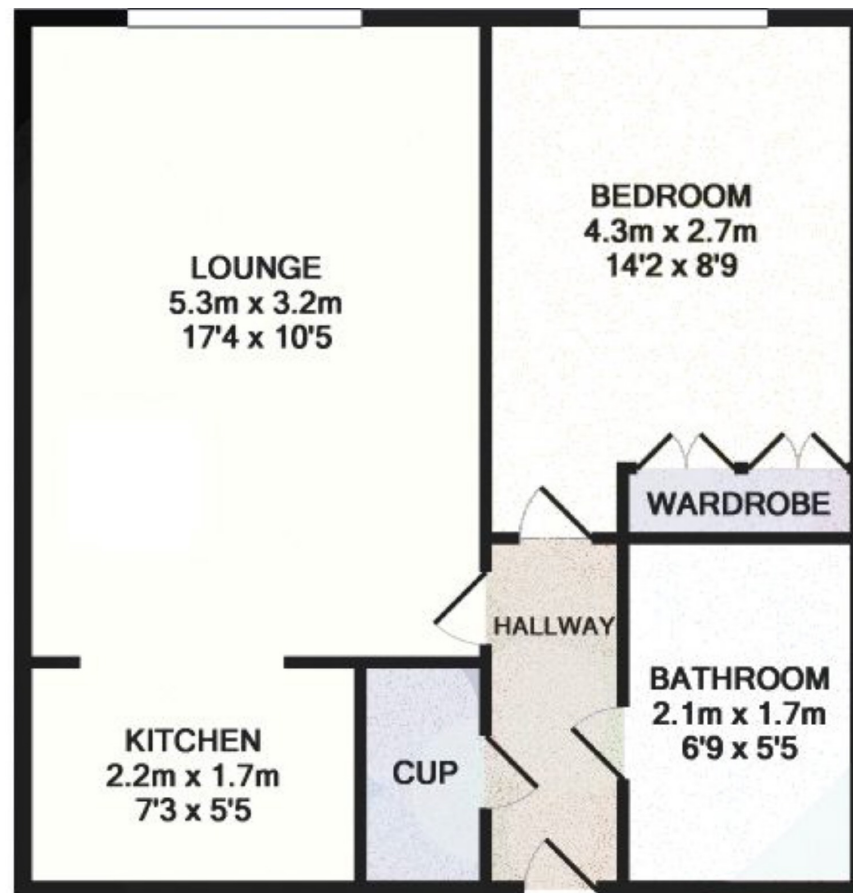
The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, general village store & a fine selection of friendly pubs and eateries. There is a well-regarded Church of England primary school, pretty church & a selection of Sports & Recreation clubs











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
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