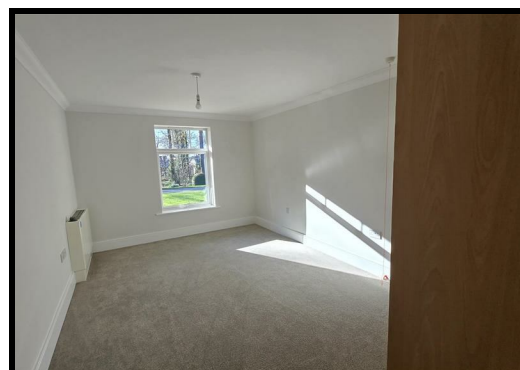




## 8 Middleton Woods, Middleton Hall Retirement Village, Middleton St George Offers Over £197,500

Offered For Sale with NO ONWARD CHAIN. We are delighted to offer to the market a luxury ground floor retirement apartment situated at Middleton Woods within Middleton Hall's award winning grounds. Offering luxurious accommodation this spacious apartment is comprised of a welcoming entrance hallway, a living room which has been designed to allow space for a dining table, a kitchen, a master bedroom and a bathroom. This beautiful apartment is one of the largest one bedroom apartments within the retirement village and has a sheltered private patio overlooking the Woodland. Middleton Hall is a multi-award winning retirement village. The estate, facilities and services offer residents the opportunity to live a rich and fulfilling retirement. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities including The Health and Wellbeing Centre. A range of innovative accommodation and care services, recognised by the CQC as outstanding is also available allowing the ability to move to a different part of the community if needs change. We recommend viewings at the earliest opportunity to avoid disappointment.





# 8 Middleton Woods, Middleton Hall Retirement Village, Middleton St George

## Middleton Woods

The elegant one and two bedroom retirement apartments in Middleton Woods are substantially larger than typical retirement properties. Situated at the heart of the village in attractive landscaped grounds the apartments are close to all community facilities and at the hub of village life.

## General Remarks

Offered For Sale with NO ONWARD CHAIN a luxurious one bedroom retirement apartment.

Leasehold 125 years from 1st January 2007

Service charges and event fees apply

Operated by Middleton Hall Ltd

Care is available in Middleton Hall

Middleton Woods has key code access for security and a dedicated parking space for each apartment.

## Location and Facilities

Middleton Hall is an employee owned, multi-award winning retirement village situated in Middleton St George. It provides a vibrant retirement community for the over 55's, where residents live active and fulfilling lives. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities. This includes a restaurant, the Orangery (bar, café and shop) library, art studio and The Health and Wellbeing Centre - a leisure complex including a pool, spa, studio, gym, hairdressing salon and beauty treatment rooms. The grounds include a sports area with an all-weather bowling green, croquet, pitch and putt golf course, a putting green, a boules pitch and Sports Pavilion.

## Entrance Hallway

A welcoming entrance hallway tastefully decorated in neutral tones. The hallway benefits from a large cupboard providing useful storage and a hot cupboard which houses the water cylinder.

## Living Room / Dining Room

22'4" x 11'5"

The living room is light and airy with a double glazed patio

door leading onto a sheltered private patio area which overlooks the woodland. Other features include fully fitted carpets and coving to the ceiling. The living room is also designed to incorporate a dining area. The kitchen leads off from the living area.

## Kitchen

9'0" x 5'10"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a brushed steel sink and drainer with mixer tap. The kitchen benefits from recessed halogen lighting in the ceiling, plenty of double power points for electrical items and a number of integrated appliances including a fridge / freezer, washer / dryer and an oven and hob with overhead extractor hood.

## Master Bedroom

16'8" x 9'11"

A double bedroom warmed by a central heating radiator. The bedroom is fully carpeted and benefits from two generous built in wardrobes providing useful storage, a double glazed window, telephone connection point, TV point, double power points and a 24 hour emergency call system.

## Bathroom

8'10" x 5'6"

The bathroom is fitted with a contemporary white suite comprising of a panel enclosed bath, a wash hand basin, low level WC, low level shower, a vanity mirror and radiator. The flooring is non slip, cushion flooring.

## Additional Features

Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators. Off peak hot water heating with day time top up when required. UPVC double glazed sealed units to all windows Adjustable ventilators to all windows. Good levels of insulation. CCTV. 2 smoke detectors. Allocated car parking space. External lighting. Stairs and fully serviced lift to first floor apartments. Emergency Call system to Middleton Hall.

