



City Centre AB24 1SJ



AM-PM ARE PLEASED TO OFFER FOR LEASE THIS GREAT ONE BED RETIREMENT FLAT 1 BEDROOMS 1 BATHROOMS PRIVATE PARKING ELECTRIC STORAGE HEATERS EPC: D COUNCIL TAX BAND: C LANDLORD REG: 62132/100/03340 UK BASED GUARANTOR MAY BE REQUIRED . One bed retirement flat in good condition . Popular King Street area . On site facility manager . Pull cord access to 24 hour emergency service . Use of residents lounges, laundry and guest bedrooms . Private car park, lift and maintained gardens . Cost of heating included in rent We are pleased to offer for rent this One Bedroom Ground Floor Apartment forming part of a popular retirement development. The property which benefits from double glazing, central heating and security door entry system is well laid out to provide a good level of accommodation ideal for an individual or couple. Further amenities include a part time on site facility manager, pull cord access to a 24 hour emergency service, residents` lounges, laundry, guestrooms for family use (a charge is made for this) and lift access to the upper floors. There is an attractive lounge which is carpeted and contains two leather sofas. Coal effect electric fire, display unit, coffee table and reading lamp are all provided. Well equipped kitchen with a cream coloured base and wall units and fold away dining table. A full size fridge and freezer, Zanussi washing machine, microwave and electric cooker are all provided. Good size built in storage cupboard. Double bedroom with double bed and fresh bedding. Carpeted and curtains and blinds. Built in triple mirrored wardrobe providing excellent hanging and shelving space A spacious bathroom with white three piece suit comprising WC, wash hand basin with mirror above and bath with shower. Extractor fan. The common interior areas of the building are well maintained and looked after and there are well established landscaped grounds together with a residents` parking area. There is a factoring arrangement in place in respect of the maintenance and repair of common parts of the development for

which a regular charge is payable. Livingstone Court is a small retirement development, with residence restricted to those over 55 years of age, within easy reach of a range of local shops, supermarkets, church and many community and leisure facilities, together with regular bus services to and from the city centre.
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62132/100/03340 UK BASED GUARANTOR MAY BE REQUIRED
PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY, THE
CONTENTS AND CONDITION MAY DIFFER EPC rating: D.
Landlord Registration Number: 62132/100/03340.

Price: £550 pcm

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