



30 Maple Court, 3A Staunton Avenue | PO11 0EF | £87,500 L/H

GEOFF **FOOT**
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Geoff Foot Estate Agents Ltd are delighted to offer this top floor One bedroom flat for sale, convenient to West Town shops, Hayling Billy nature trail, Sea Front, Station Theatre and Hayling Park with Community center. There is intercom secure entry, emergency pull cords to all rooms to alert the House manager and 24/7 careline. Flat 30 is on the second floor which has stairs and lift access. The flat comprises Hallway, Bedroom, Kitchen & Bathroom and double aspect south facing Lounge. There is a resident only Laundry room, Communal Lounge & Gardens, a pre booked Guest room and casual parking.

No forward chain!

- **Retirement flat to second floor.**
- **Double aspect south facing Lounge.**
- **Kitchen. Pastel Bathroom suite.**
- **Intercom security entry and pully cords to each room.**
- **24-hour emergency careline. Part time House Manager.**
- **Electric heating system. Newly fitted carpets.**
- **Guest room available (booked prior to visit).**
- **Communal Gardens, laundry, and Lounge.**
- **Convenient to shops, Sea front, Hayling Billy nature trail, Station Theatre and Hayling Park.**
- **No forward chain!**

Leasehold | 69 years | Council Tax Band: B

The accommodation comprises:

Communal security entrance with lift and stairs to second floor. –

Hallway –

Security entry point. Built in storage cupboard, stopcock with consumer unit. Built in airing cupboard housing hot water tank and immersion heater.

Lounge/Diner – 17' 10" into dormer x 10' 3" (5.43m x 3.12m)

Fireplace surround with mantle, hearth and electric log effect fire. TV aerial point. Dimplex night storage heater. UPVC double glazed window to front elevation. Obscure glazed window to side. Venetian blind. telephone point. Open access to

Kitchen – 7' 4" x 5' 10" (2.23m x 1.78m)

Single drainer stainless steel sink unit set in work surface, cupboard below. Range of matching wall and base cupboards and drawers. Fitted under counter fridge and freezer. Tiled splash backs. Overhead extractor fan. Slip resistant flooring. Obscure double glazed window to side elevation with roller blind.

Bedroom – 11' 1" x 8' 5" (3.38m x 2.56m)

UPVC double glazed dormer window to front elevation with venetian blind. 'Dimplex' night storage heater. TV aerial point. Deep eaves storage cupboard. Twin mirror fronted sliding door wardrobe with hanging rail and shelf. Telephone point.

Bathroom –

Pastel suite comprising paneled bath with twin hand grips and hand rails, wall mounted 'Mira Event' electric shower over. Pedestal wash hand basin and low level WC. Ceramic wall tiling. Wall mirror with light strip/shaver point over. Wall cabinet, extractor fan and electric towel radiator.

Communal facilities –

There is a ground floor communal Lounge for residents with chairs etc and patio doors leading to communal maintained gardens. There is a Laundry room with tumble driers, washing machines, tea and coffee making facilities and sink. There is a guest room on the second floor which is booked prior to stay. There is casual parking and a 24/7 emergency care line with cord pulleys to all rooms.

Tenure –

Leasehold. 69 years remaining. Community charge: £2435 p.a. (payable monthly).

No forward chain!



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

