



MARY COOMBS
COURT

1 Mary Coombs Court, Sea Grove Avenue | PO11 9FJ | £130,000

GEOFF **FOOT**
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Internal viewing is advised for this spacious GROUND FLOOR flat in an age restricted (60+) retirement complex in Mengham Village, convenient to local shops, Doctors, Opticians, Sea Front and amenities. The intercom secure entrance and communal Hallway leads to flat 1, found on the ground floor. There is an L-shaped Lounge/Diner, having UPVC double glazed French doors stepping out onto own small paved patio and Garden area. The Kitchen is open access off the lounge with integrated appliances. The double Bedroom and Bathroom are off the Hallway. The apartment benefits from a gas heating system and double glazing, being offered with No Forward Chain. The seller is offering to include a 'kitchen makeover' and will redecorate and fit new carpets, to be discussed with the Buyer.

- **GROUND FLOOR apartment in age restricted retirement complex in Mengham Village.**
- **Convenient to local shops, Doctors, Opticians and Sea Front.**
- **Gas heating system and double glazing.**
- **Spacious L-shaped Lounge/Diner.**
- **Kitchen with some fitted appliances.**

- **Modern white bathroom suite.**
- **One double bedroom.**
- **Communal Gardens and own small garden area.**
- **Casual parking.**
- **No forward chain!**

Leasehold Council Tax Band: B

The accommodation comprises:

Intercom entrance to communal Hallway. Number 1 is on the Ground floor. –

Hallway –

Laminate effect vinyl flooring. Radiator. Wall mounted intercom entry telephone. High level cupboard housing electric meter and fuse box. Built in cupboard with shelving unit to stay. Door to

Lounge/Diner –

L-shaped. Lounge area: 12'6" x 12'0". TV aerial point. Radiator. Wall thermostat. Telephone point. Cupboard housing 'Worcester' hot water tank. UPVC south facing French doors to paved step and small garden area. Dining area: 9'7" x 5'10". Radiator. dado rail. Laminate effect vinyl flooring.

Kitchen – 9' 1" x 6' 5" (2.77m x 1.95m)

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards and drawers below. Space and plumbing for automatic washing machine. Tiled splash backs. Return work surface with matching range of white fronted wall and base cupboards and drawers. Inset 4-ring electric hob, over head extractor hood and built in 'Amica' oven below. Double glazed window to side aspect. Ceiling extractor fan. Laminate effect vinyl flooring. Fitted tall fridge/freezer.

Bedroom – 12' 0" x 9' 9" (3.65m x 2.97m)

Double glazed window to south elevation. Radiator. Telephone and TV aerial point.

Bathroom –

White suite comprising panelled bath with twin grips and mixer tap. Wall mounted 'Mira Vie' electric shower over. Handrail and shower curtain. Half inset wash hand basin set in vanity unit, close coupled WC with concealed cistern, double cupboard below. Shaver point. Tiled splash backs. Extractor fan. Radiator. Vinyl flooring and drying rail.

Outside –

Parking for residents.

Tenure – Leasehold. 125 years from 1st January 2004. 107 years remaining. Ground rent £330 p.a. paid ½ yearly. Service charge £2200 p.a..

Age restriction 60 years +

NB The whole site is accessible by wheelchair. There is a bus stop, Post office, GP surgery, the Sea front and amenities nearby.

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.

