



7 Dilkusha Court | PO11 9HW | £189,995

GEOFF **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



*Internal viewing is recommended for this well presented GROUND FLOOR retirement apartment built by McCarthy Stone in 2008 (approx) and fitted with a 'Tunstall call alert system to the House Manager for emergencies. The apartment has a spacious Lounge leading through double doors to a light wood effect fronted fitted Kitchen. There is a double Bedroom and a modern Shower room. Just outside the rear doorway, there is your own patio with small garden area and attractive communal Gardens with seating, just across the residents only parking area. Dilkusha Court has a Communal Lounge, Laundry room and is just back from the promenade and Beach for pleasant walks and maybe a swim. There is no forward chain!*

- **GROUND floor Retirement apartment just back from SEA FRONT.**
- **One double Bedroom 14'0" x 9'0"**
- **Built by McCarthy Stone 2008 (approx).**
- **Modern Shower room. Spacious Lounge.**
- **Fitted 'Tunstall' care alert system for emergencies.**

- **Light wood effect fronted fitted Kitchen.**
- **Double glazing and electric heating.**
- **Communal Lounge, Laundry room and well-kept Gardens.**
- **Residents only Parking.**
- **Well presented with No Forward Chain!**

**Leasehold | Council Tax Band: C**

The accommodation comprises:

**Communal entrance –**

Security entry door to spacious Communal Lounge with shared Kitchen and Laundry room with washers and driers. Hallway to apartment 7 on the ground floor.

**Hallway –**

Wall mounted intercom entry phone point and 'Tunstall care alert system to House Manager (or call centre). Mains smoke alarm. Built in storage cupboard housing electric meter and consumer unit. Deep walk-in airing cupboard housing hot water tank and shelving. Booster switch for hot water.

**Lounge/Diner – 17' 4" x 10' 4" (5.28m x 3.15m)**

'Dimplex' night storage heater. TV and telephone points. Double glazed door with side light window, to rear aspect, giving access to own small Garden area and parking. Access to Sea front and attractive communal Garden area beneath Pergola with seating.

**Kitchen – 7' 5" x 6' 6" (2.26m x 1.98m)**

Single drainer stainless steel sink unit and mixer tap set in work surface, cupboards and drawers below. Attractive tiled splash backs. Obscure double glazed window to side. Range of matching light wood effect fronted wall and base cupboards and drawers. Inset 'AEG' Electrolux halogen hob with modern slide out extractor hood over. Integrated fridge and freezer below work surface. Eye level 'AEG' Electrolux oven. Further cupboards with concealed strip lighting. Slip resistant flooring. Extractor fan.

**Bedroom – 14' 0" x 9' 0" (4.26m x 2.74m)**

Double glazed window to rear aspect. TV and Telephone points. 'Dimplex' wall mounted electric convector radiator. Mirror fronted floor to ceiling wardrobes with hanging rails and shelving.

**Shower room –**

Wide double shower cubicle with sliding doors and chrome trim. Fitted wall mounted mixer shower. Close coupled WC with push button flush and shelf over. 1/2 inset wash hand basin and cupboard below. Wall mirror, light strip/shaver point over. Ceramic wall tiling. 'Dimplex' warm air heating. Slip resistant flooring. Heated towel radiator and extractor fan.

**Outside –**

Residents ONLY parking spaces. Own flower bed and paved area just outside lounge door. Well maintained Communal Garden areas, one with Pergola and seating beneath. Apartment 7 is convenient to walk out the Lounge door straight onto the driveway then direct to the Sea front without walking via the Communal Lounge areas etc. No forward chain!

**Tenure-** Leasehold: 125 years from 2008, therefore 110 years remaining.

**Ground rent:** £425.00 per annum paid half yearly.

**Maintenance:** £2518 per annum, paid half yearly.

Dilkusha Court residents have the 'Right to manage' and the Managing agents are due to be changed 31<sup>st</sup> October 2023 to Napier.



**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.

