



2 Maple Court | PO11 0EF | £99,000 L/H

GEOFF **FOOT**
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Internal viewing is recommended for this re-decorated ground floor retirement flat in a popular West Town location, convenient to local shops, Theatre, Park, Nature trail, Sea Front and Bus routes. There is a secure intercom entry system to a main reception area and . The flat has recently been redecorated throughout including a new grey 'shaker style' fitted kitchen. The Lounge has double glazed French doors leading onto a small garden area. There is a communal Lounge with Kitchenette/Laundry room, nicely kept Gardens with seating area, parking and a Guest room available by prior booking (small charge).

The property is offered with no forward chain!

- **Redecorated GROUND FLOOR Retirement flat in West Hayling.**
- **One double Bedroom. End of block on West elevation.**
- **Emergency 'pull cords' to alert Manager/24-hour Careline.**
- **White modern Shower room with double cubicle.**
- **Lounge with French doors to Garden area.**

- **Double glazing, electric heating system. Casual parking.**
- **Newly fitted grey 'shaker style' modern Kitchen.**
- **Communal Lounge, Gardens & Laundry/Kitchenette.**
- **Guest room available for family of residents. (small charge)**
- **Convenient to local shops, Nature trail, Theatre & Bus routes. No chain!**

Council Tax Band: B | EPC Rating: C

The accommodation comprises:

Communal security entrance –

Entrance Hallway –

Built in airing cupboard housing hot water tank, immersion heater and shelf. Built in storage cupboard with fuse box. 'Chubb' intercom secure entry system. Door to

Lounge – 16' 7" (plus 3' into bay doorway' x 10' 3" (5.05m x 3.12m)

Deep bay with double glazed French doors leading to small well kept paved garden area. Vertical blinds. TV aerial point. Wooden fireplace surround with electric coal effect fire. Obscure double glazed window with vertical blinds to side elevation. Telephone point. Pully cord. Open access to

Kitchen – 7' 6" x 5' 9" (2.28m x 1.75m)

Newly fitted range of grey 'shaker style' wall and base cupboards and drawers. Inset single drainer stainless steel sink unit with mixer tap set in work surface. Space for electric cooker. Space for under counter fridge. Attractive tiled splash backs. Obscure double glazed window to side aspect. Laminate flooring.

Bedroom – 13' 5" x 8' 5" (4.09m x 2.56m)

Double glazed window to front aspect with vertical blinds. Wardrobe recess. 'Dimpex' night storage heater. TV aerial point. Pull cord.

Shower Room –

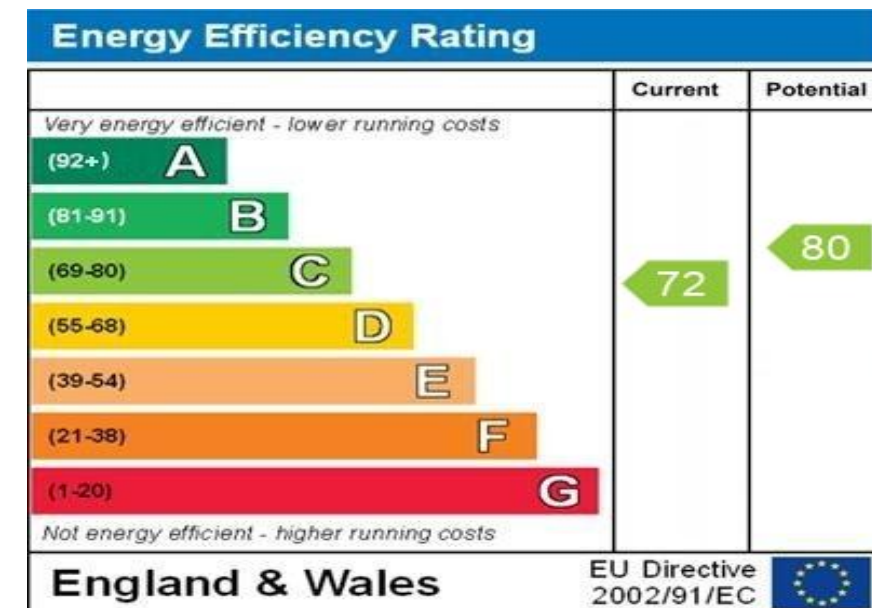
White suite comprising double shower cubicle with sliding doors and wall mounted 'Triton Miami' electric shower, hand rail and towel rail. Wash hand basin with mixer tap, cupboard below. Close coupled WC with push button flush, mirror with light strip/shaver point over. Mirror fronted wall cabinet. Wall tiling. Vinyl flooring. Extractor fan and pulley cord.

Communal facilities –

Residents Lounge with seating and double doors leading to patio and well maintained Gardens. Laundry room with kitchenette with two washing machines and tumble driers. There is a pre bookable guest room available on the top floor with a small charge. Casual parking to the front and side. There is a Part-time manager or out of hours careline in Emergency.

Tenure –

99 years with 64 years remaining. Maintenance £254 per month. 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.

