



6 Oak Tree, Mark Anthony Court | PO11 0AE | £210,000

GEOFF **FOOT**
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Internal viewing is highly recommended for this two double Bedroom top floor flat in West Hayling, having a share of the Freehold. There is a Lounge/Diner, Kitchen/Breakfast room and a white Bathroom suite. The flat has 'Georgian style' double glazing and modern electric storage heaters. There is communal parking, drying lines, Gardens, a communal Swimming Pool, deep storage shed and Car Port.

Offered with no forward chain!

- **West Hayling second floor flat.**
- **Nicely presented throughout.**
- **Two double Bedrooms.**
- **White Bathroom suite.**
- **Stairs and lift access.**
- **Electric heating system.**
- **Lounge/Diner with Balcony.**
- **Kitchen/Breakfast room.**
- **'Georgian style' double glazed windows.**
- **Leasehold with Freehold Share. Balance of 299-year Lease.**
- **Car Port & storage cupboard. Communal grounds, parking and swimming Pool.**
- **Ideal FTB's or investment. No chain!**

Council Tax Band: B | LEASEHOLD

The accommodation comprises:

Stairs and lift access to second floor and number 6. –

Recessed porch with meter cupboard. UPVC door to Hallway –

Two 'Mathius' electric storage heaters. Cupboard housing hot water tank and immersion heater controls. Door to

Lounge/Diner – 16' 1" x 11' 10" (4.90m x 3.60m)

'Mathius' electric night storage heater. 'Georgian style' double glazed window and door to: Balcony. With iron railings surround.

Kitchen/Breakfast Room – 13' 10" x 9' 0" (4.21m x 2.74m)

Double drainer stainless steel sink unit set in work surface, cupboards, and drawers below. Return work surface with matching range of grey fronted base cupboards and drawers. Tiled splash backs. Wall cupboards with space for electric cooker, tall fridge/freezer, and table & chairs. Vinyl flooring. Double aspect 'Georgian style' windows with venetian blinds.

Bedroom 1 – 10' 10" x 10' 2" (3.30m x 3.10m)

'Mathius' electric storage heater. Double built in wardrobe with hanging rail and shelf. 'Georgian style' double glazed window with venetian blind.

Bedroom 2 – 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed 'Georgian style' window to front elevation with venetian blind. 'Mathius' electric storage heater.

Family Bathroom –

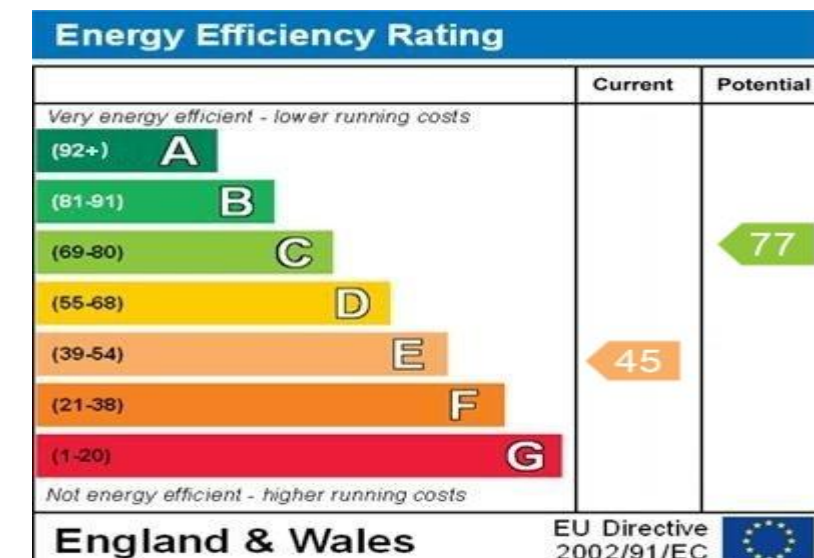
White suite comprising panelled Bath with mixer tap/handheld shower. Wall mounted 'Triton Enrich' electric shower and fitted screen. Tiled splash backs. Close coupled WC with push button flush. Pedestal wash hand basin with mixer tap. Obscure double glazed window with venetian blind. Tiled effect flooring. Dimplex wall heater.

Outside –

Deep storage cupboard (56) and Car Port (60). Communal drying lines, Swimming Pool, Gardens and Parking.

Tenure –

Leasehold with freehold share. 299 years from 25 December 1991. Maintenance: £1700 per annum (approx). There is an increase of this by £1000 per year as the whole complex requires an new roof. The first year has already been paid. 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.

