



9 Winsor Close | PO11 9RF | £140,000

GEOFF **FOOT**
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Geoff Foot Estate Agents are pleased to offer this spacious two bedroom ground floor apartment located in South/East Hayling. The property is convenient to Hayling sea front, Eastoke's local shops/amenities and local bus routes. The property presents a great opportunity for first time buyers to get on the property ladder or investors looking to rent out a property. The property offers a spacious lounge with open plan kitchen to one end. Two double bedrooms with built in wardrobes and a family bathroom. The property benefits from a gas central heating system. There is residents parking to the front and also via a side car park. Some modernisation is require but allows for any potential buyer to put their own stamp onto the property. The property is being offered with vacant possession and no forward chain.

- **Ground floor flat in South East Hayling**
- **Two bedrooms**
- **Lounge with open plan kitchen**
- **Bathroom**
- **Gas heating system**
- **Off road parking**
- **Ideal FTB or Investment**
- **NO FORWARD CHAIN**

Leasehold | 69 years approx | Council Tax Band: A

The accommodation comprises:

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Communal door into communal entrance. Door to flat 9.

Lounge – 16' 9" x 12' 4" (5.10m x 3.76m)

South facing double glazed window. TV aerial point. Wooden fireplace unit, Double radiator. Door from Lounge to Inner Hallway. Open access to:

Kitchen – 8' 9" x 6' 10" (2.66m x 2.08m)

1 1/2 bowl single drainer sink unit set in work surface, mixer tap, cupboards below. Tall end cupboard. Range of matching wall, base cupboards and drawers. Space and plumbing for automatic washing machine. Space for cooker. Space for fridge/freezer. Wall mounted 'Vaillant eco tech plus' gas boiler. Window to rear aspect.

Bedroom 1 – 11' 7" x 11' 3" (3.53m x 3.43m)

South facing double-glazed window. Double radiator. Louver door fronted built in double wardrobe with hanging rail and shelving.

Bedroom 2 – 10' 2" x 7' 10" (3.10m x 2.39m)

Window to rear aspect. Double radiator. Built in double wardrobe with hanging rail and shelving.

Bathroom –

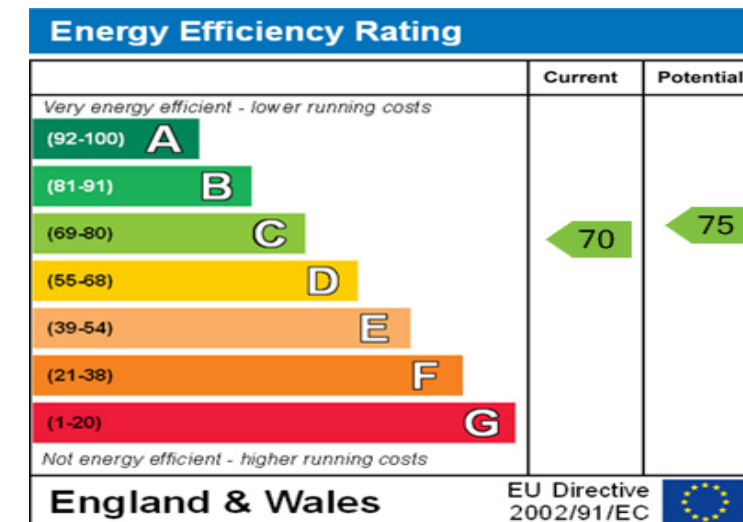
White 'Shell Style' suite comprising panelled bath, mixer tap and handheld shower attachment. Pedestal wash hand basin. Low level WC. Obscure window to rear aspect. Radiator.

OUTSIDE –

Communal garden areas. Communal parking.

TENURE –

Our vendor has advised the following: Lease: 99 years from 1st September 1994 (69 years remaining approx) Ground rent: £100pa Maintenance: £150 per quarter (approx) N.B The exact costs for both ground rent and maintenance are still to be confirmed.



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.