



11 Mengham Court | PO11 9PX | £125,000

GEOFF **FOOT**  
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Foot estate agents are pleased to offer for sale this One double bedroom GROUND floor flat in a popular retirement complex convenient to Mengham shops. The entrance leads to the Hallway, Lounge/Diner. Kitchen, Bedroom and modern Shower Room. There is double glazing and an electric heating system. Most the rooms have emergency pull cords to alert a 24/7 careline. The flat enjoys a south facing rear outlook with own patio area for tubs and flowers etc leading to well kept communal grounds, drying lines and casual parking. There is no forward chain!

- **GROUND floor flat in retirement complex with own entrance**
- **One double Bedroom 12'0" x 9'5" approx..**
- **Lounge/Diner with door to Garden area**
- **Kitchen fitted to two sides**
- **Electric heating system and double glazing**
- **Modern Shower room**
- **Emergency pulley cords to most rooms for 24/7 careline**
- **Own patio area, Communal Gardens and drying lines**
- **Intercom entry system**
- **No forward chain!**

Leasehold | | Council Tax Band: B

The accommodation comprises:

**Own covered entrance, light and door to –**

**Entrance Hallway –**

*Creda night storage heater. Wall mirror. Wall mounted intercom entry receiver unit. Telephone point. Built in airing cupboard housing hot water tank, immersion heater and shelf. Deep walk-in storage cupboard with light, shelving and coats hanging space. Fuse box and electric meter.*

**Lounge/Diner – 18' 6" x 11' 2" narrowing to 7'10" (5.63m x 3.40m)**

*Slimline electric wall heater and 'Creda' night storage heater. TV aerial point. Double glazed window and door overlooking patio and communal Gardens. Sliding doors to*

**Kitchen – 8' 3" x 7' 7" (2.51m x 2.31m)**

*1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Plumbed in automatic washing machine. Fitted electric 'Indesit' cooker. Tiled splash backs. Adjacent work surface with matching range of wall and base cupboards and drawers. Space for tall fridge/freezer. Double glazed window to front aspect. Slimline wall heater (not working). 'Xpelair' extractor. Emergency pull cord.*

**Bedroom – 12' 0" x 9' 5" (3.65m x 2.87m)**

*South facing double glazed window overlooking communal gardens. Slimline electric wall heater.*

**Shower Room – 9' 5" x 8' 2" (2.87m x 2.49m)**

*White suite comprising tiled shower cubicle with electric wall mounted shower on slider rail. Close coupled WC with push button flush. Half inset wash hand basin with mixer tap set in vanity shelf, cupboards below. Light strip over. Shaver point. Wall tiling to half height. Slip resistant flooring. Electric towel radiator. Obscure double glazed window to front aspect.*

**Outside –**

*Own entrance via pathway from casual parking area with ample spaces for residents and visitors. Own small, paved patio area outside Lounge door, for display flowers and tubs and seating. Well kept communal Gardens with raised flower beds and seating. Drying lines and bin store area.*

**Tenure –**

*Leasehold. Service Charge £183.93 per month (2024). A new lease is grated on completion of a sale.*



**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.

