



1 Maple Court, 3a Staunton Avenue, PO11 0EF £82,500

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
email: sales@geofffoot.co.uk



Internal viewing is recommended for this GROUND FLOOR flat in a popular Retirement complex in West Hayling, convenient to local shops, Station Theatre, Nature trail, Hayling park and Bus routes. There is a secure intercom entry system to a main reception area. Rooms feature pull cords (or user worn pendants) to alert a 24-hour careline in an emergency. The Lounge/diner and double Bedroom is south facing with a double glazed door leading to the entrance of the block. There is a communal Lounge with Kitchenette/ Laundry Room, a guest room available by prior booking, outside communal Gardens with seating area and casual residents parking spaces. There is no forward chain.



- Ground floor flat in retirement complex.
- One double Bedroom. Kitchen with side window.
- Casual residents parking spaces.
- Intercom security entry system.
- Emergency 'pull-cords' to alert 24-hour careline.
- Lounge with double glazed door to front.
- Double glazing. Electric heating system.
- Communal Lounge, gardens, Laundry & Kitchenette.
- Guest room available for family of residents (small charge).
- Convenient to local shops, Nature trail, Theatre and Bus routes. No chain!

Leasehold | 64 Years (approx) Remaining | Council Tax Band: B

The accommodation comprises:

Communal entrance with intercom security entry to visitors. Corridor to flat 1. –

Hallway –

Wall mounted intercom entry system. Built in cupboard with shelving, light and Consumer unit. Built in linen cupboard with shelving and 'Hyco' water tank.

Lounge/Diner – 16' 6" plus bay x 10' 3" (5.03m x 3.12m)

Obscure double glazed window to side aspect with vertical blinds. Fireplace unit with display mantle and log effect electric fire. TV aerial point. Square bay with double glazed door to front, vertical blinds, curtain track for privacy voile or net. Telephone point. Open access to

Kitchen – 7' 6" x 5' 10" (2.28m x 1.78m)

Obscure double glazed window to side aspect with roller blind. 1.5 bowl white ceramic sink unit with mixer tap set in laminate work surface, cupboard and drawers below. Return work surface with further drawer units. Tiled effect splash backs. Inset 'Indesit' 2-ring halogen hob, extractor hood over. Tall fridge/freezer. Wall shelving. Laminate flooring.

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

Double glazed window to front aspect. TV wall bracket and aerial point. Wardrobe recess with hanging rail and shelf, curtain rail.

Shower Room –

Corner shower cubicle with 'Mira Advance' electric wall shower, handrail, pull-down seat and slip resistant flooring. Pedestal wash hand basin with mixer tap and close coupled WC with push button flush. Ladder style towel radiator. Wall mirror. Towel holder. Ceramic wall tiling. Dimplex wall heater and extractor fan.

Outside –

Residents Lounge with seating and double doors 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. Part time Manager or out of hours Careline in emergency.

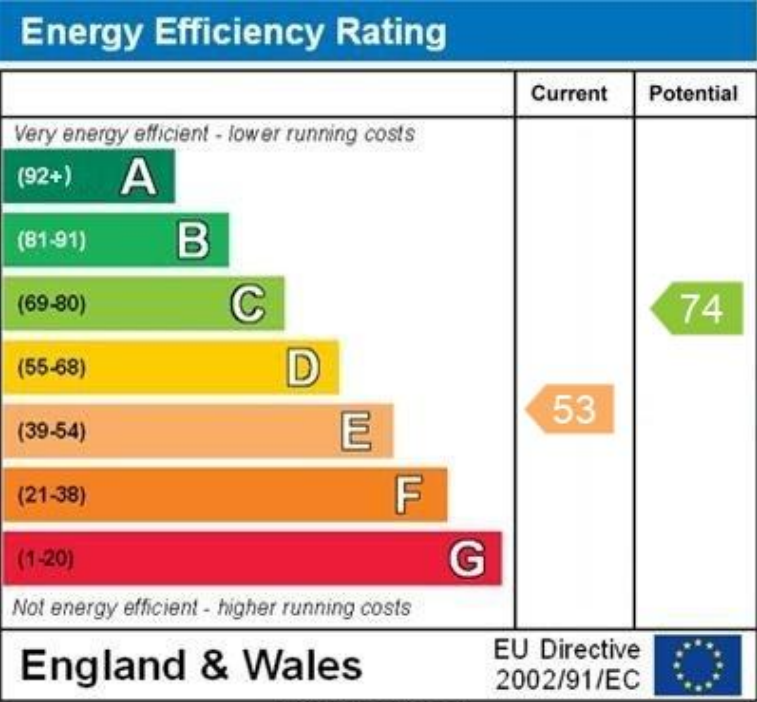
Tenure –

Leasehold. Built 1989 (approx). 64 years remaining from a 99 years Lease. Service charge £254.00 per month. (approx). 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.



WWW.EPC4U.COM