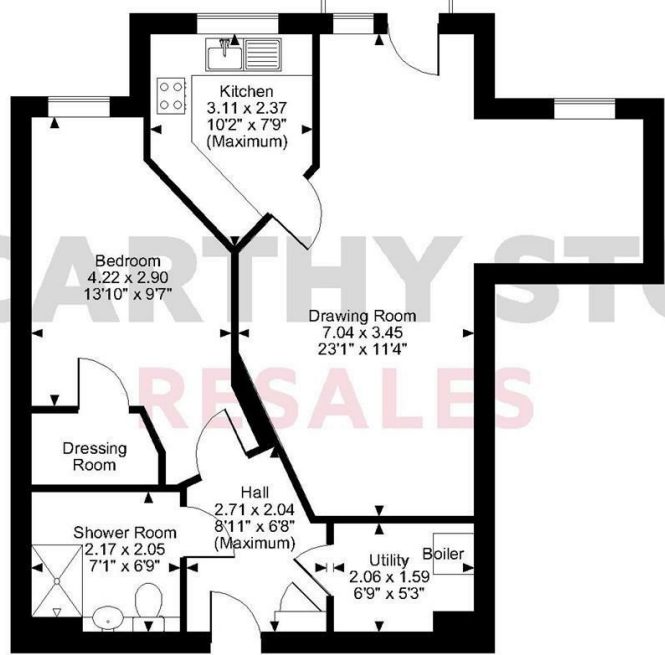
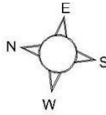


Limewood, St. Marys Road, Hayling Island  
Approximate Gross Internal Area  
641 Sq Ft/60 Sq M

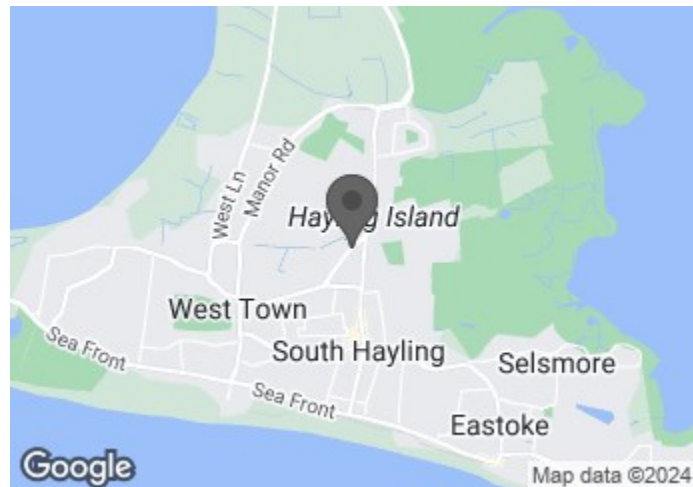


# McCARTHY STONE RESALES

**30 LIMWOOD,**  
ST. MARYS ROAD, HAYLING ISLAND, PO11 9FE



## COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES



A VERY WELL PRESENTED one bedded Retirement Apartment situated on the 2nd floor of Limewood - offering INDEPENDENT retirement living.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthystone.co.uk | mccarthystonerestales.co.uk

# LIMEWOOD, ST. MARYS ROAD, HAYLING ISLAND, PO11 9FE

1 BED | £160,000

## SUMMARY

Limewood is a modern Retirement Living development located in the Gable Head area of Hayling Island, just half a mile from the beautiful island seafront and beaches.

The development offers a collection of 33 modern one and two bedroom apartments in close proximity to numerous local amenities including a Lloyds Pharmacy, a Health Centre, Library and a bowling green. To the south of the Gable Head area is a larger shopping area known as Mengham Road, convenient for supermarkets, a post office, banks, butchers and clothes shops and cafes. For beautiful local charm and character visit Langstone Harbour or take a walk along the Billy Trail, which runs along the west coast of the island and offers stunning views and peaceful surroundings. Limewood is in an excellent location to reach surrounding areas including Chichester, Portsmouth and Havant.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The apartment benefits from underfloor heating throughout with the addition of electric heaters also.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in Utility Room/airing cupboard containing plumbed in 'Bosch' washer dryer, hot water boiler and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

Spacious L shaped Living/Dining Room benefitting from a useful alcove. TV points. Fitted carpets, raised electric power sockets. Part glazed door leading into Kitchen.

## KITCHEN

Modern fully fitted kitchen with tiled floor and double glazed window. Features include waist high Bosch oven, Bosch ceramic hob, stainless steel Bosch extractor hood and a fitted Bosch fridge/freezer.

## BEDROOM

Spacious double bedroom with large walk-in wardrobe, raised power points. TV and BT points. Window overlooking gardens.

## SHOWER ROOM

Fully tiled fitted with suite comprising of level access walk-in shower, WC, vanity unit with sink and illuminated mirror with integrated shaver socket, heated towel warmer, grab rail in shower, extractor ventilation, white sanitary ware with high quality fittings. Underfloor heating

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,924.10 per annum (up to financial year end 01/07/24).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASEHOLD

Lease 999 years from 2018

Ground rent £495

## CAR PARKING PERMIT SCHEME SUBJECT TO AVAILABILITY

