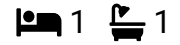




Enfields Hythe
3, 4 & 5 Floors
100% Air Conditioning
High Quality 50/50/50
013 284 8114
www.enfields.co.uk

Langdown Firs, Flat 14, Langdown Lawn, Hythe

Guide Price £105,000



An excellent opportunity to acquire a first floor flat set in an over 55's independent living complex within the sought after area of Hythe.

The accommodation benefits from an entrance hall, living room, kitchen, double bedroom with built in wardrobes and walk-in shower room. The complex provides a communal living room for social activities, laundry room, communal lift and parking spaces for residents and visitors.

The complex is approached via a driveway. Path leads up to security entrance and communal hall. Wardens office and communal lounge area. Lift and stairs to all floors. The complex benefits from mature and landscaped gardens with private seating areas. There is parking available for residents and guests.



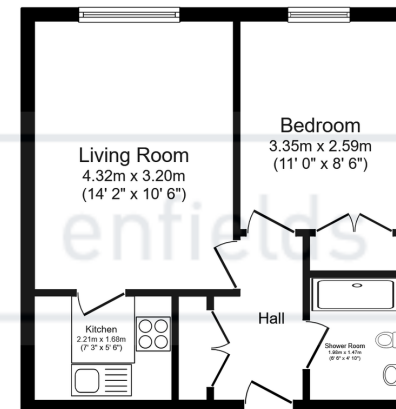
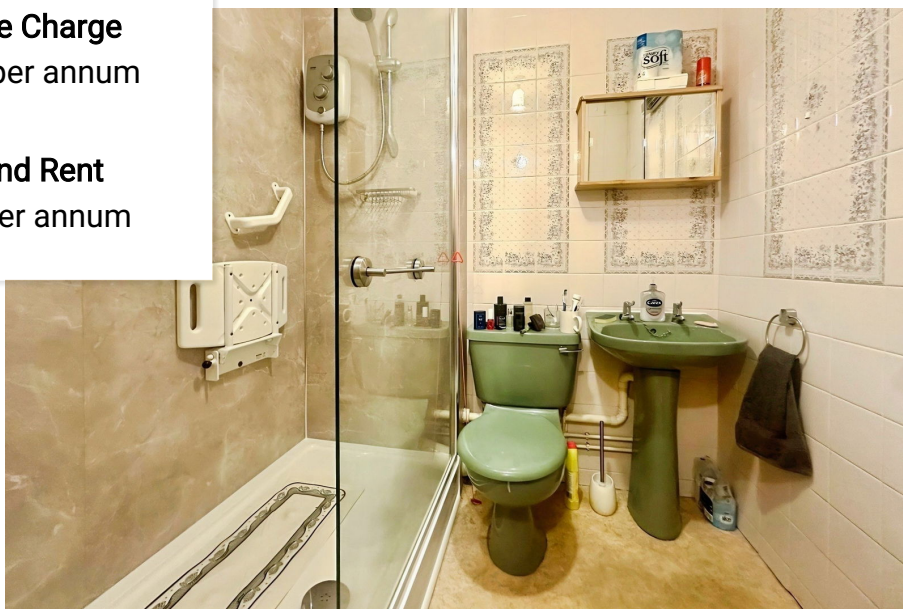


Floor Area
386 sq. ft.

Tenure
Leasehold

Service Charge
£1650 per annum

Ground Rent
£350 per annum



Total floor area: 35.9 sq.m. (386 sq.ft.)

First Floor
Floor area 35.9 sq.m. (386 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

enfields

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.enfields-southampton.co.uk

It is Enfields policy to respect any sole agency currently in force and we would not be able to commence marketing until this has expired or been terminated. If you fail to terminate any previous agreement you could be liable for two sets of fees. Enfields Hythe is a trading name of YTF LTD Registered office: 345 Shirley Road, Southampton, Hampshire, England, SO15 3JD. Company Registration No: 10459987. VAT Registration No: 281 2975 81.

Enfields Lettings - Embley Management LTD T/A Enfields. Registered Address: 345 Shirley Road, Southampton, Hampshire, England, SO15 3JD. Company Registration No: 14847604. VAT Registration No: 439 8546 45.

