



Flat 10, Avalon Court, Horndean Road, Emsworth PO10 7PB



RARELY AVAILABLE... TWO BEDROOMS... NO FORWARD CHAIN... First floor Two Bedroom apartment on this popular retirement development. This inviting development has a large communal residence lounge, lift, laundry room, bin store, communal gardens and car park. There is an emergency alarm pull system with regular visits by the Scheme Manager.

The accommodation comprises: Entrance Hall with Storage cupboard, Bedroom One with deep built in wardrobes, Shower Room, Large airing cupboard, Bedroom Two, West-facing Sitting Room, with a feature bay window and leads onto the modern Kitchen/Breakfast Room. The property also benefits from a further shared storage room located in the communal landing and a loft hatch with ladder. Applicants must be 60years +

- TWO BEDROOM RETIREMENT FLAT
- FIRST FLOOR WITH LIFT ACCESS
- OVERLOOKING THE PARK
- AMPLE STORAGE
- MODERN THROUGHOUT
- RESIDENTS COMMUNAL LOUNGE, LAUNDRY & GARDEN
- RESIDENTS PARKING
- NO FORWARD CHAIN

Asking Price
£215,000
Leasehold





ACCOMMODATION

- = Entrance Hall
- = Bedroom One
- = Shower Room
- = Bedroom Two
- = Sitting Room
- = Kitchen/Breakfast Room
- = Communal Storage Cupboard (located in the communal landing)
- = Loft hatch in the Hallway with ladder

Service Charge: £369.64 per month

Lease remaining: 91 Years

Ground Rent: £75.00 p/a

EPC:C

Council Tax Band:C





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

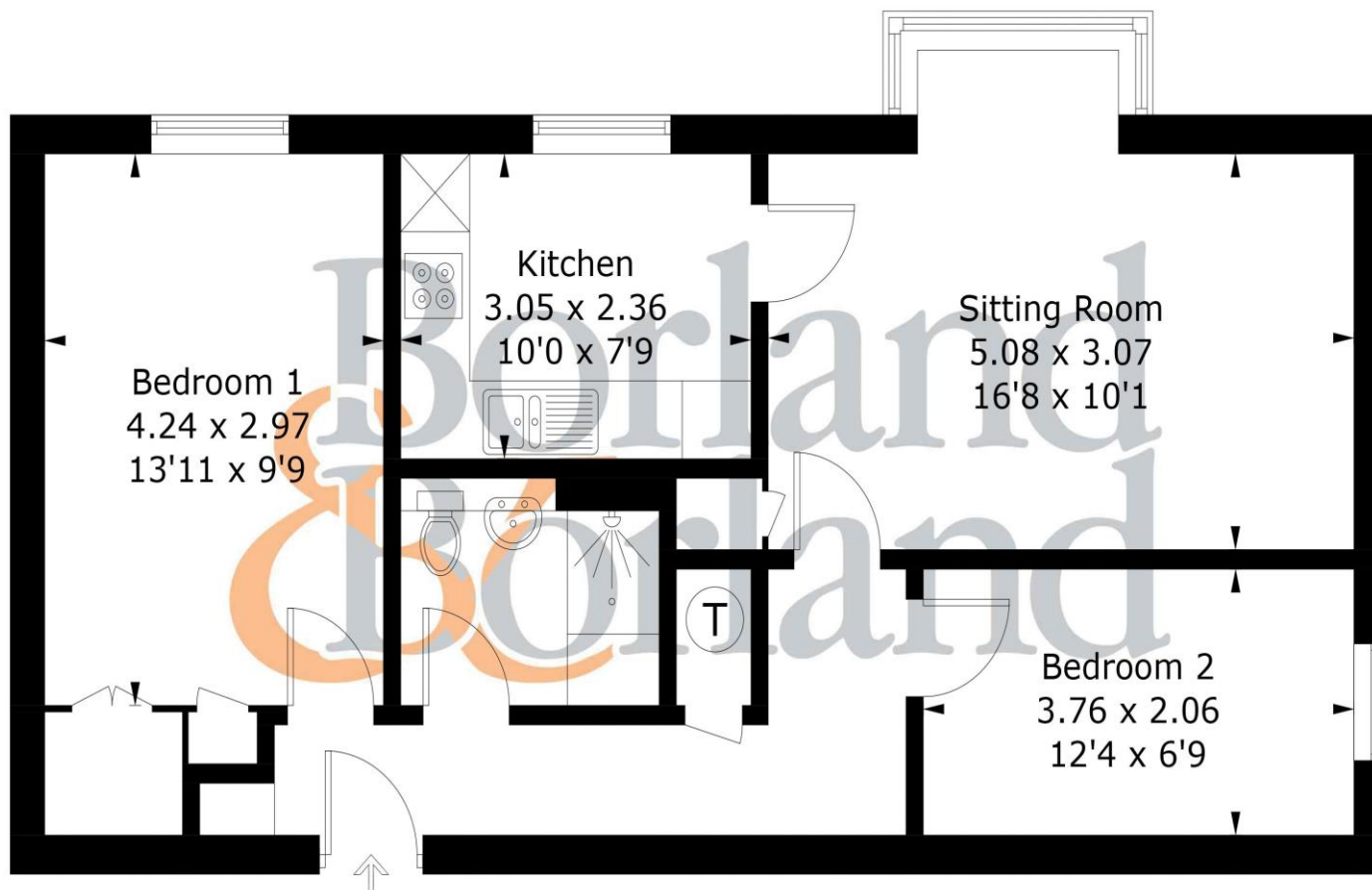
The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Emsworth Railway station connects with the mainline railway station to London at nearby Havant





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Approximate Gross Internal Area
61.4 sq m / 661 sq ft



First Floor

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1187501)

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