



Flat 16 Avalon Court, Horndean Road, Emsworth PO10 7PB



NO FORWARD CHAIN...One Bedroom apartment on this popular retirement development and in a much-requested prime location. It occupies a first floor position with views to the recreation ground.

The accommodation comprises Entrance Hall, Sitting Room overlooking the recreation ground, modern fitted Kitchen, Bathroom and Bedroom with fitted wardrobe. Benefiting from night storage heaters, Double glazed windows and an emergency pull cord system. Part-time on-site manager. Communal Residents Lounge, Kitchen, Cloakroom, Laundry room, Gardens and Parking. Lift to all floors.

- SOUGHT AFTER RETIREMENT DEVELOPMENT
- SITTING ROOM OVERLOOKING RECREATION GROUND
- IN GOOD ORDER THROUGHOUT
- COMMUNAL LOUNGE, KITCHEN, LAUNDRY, CLOAKROOM, LIFT
- PART-TIME MANAGER
- CLOSE TO EMSWORTH TOWN CENTRE
- NO FORWARD CHAIN

Asking Price
£185,000
Leasehold





ACCOMMODATION

- Entrance Hall
- Bedroom with fitted wardrobes
- Shower Room
- Storage cupboard
- Sitting Room
- Kitchen

EPC: C

Council Tax Band: C

Monthly service charge is currently £281 and annual ground rent is £75.





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.

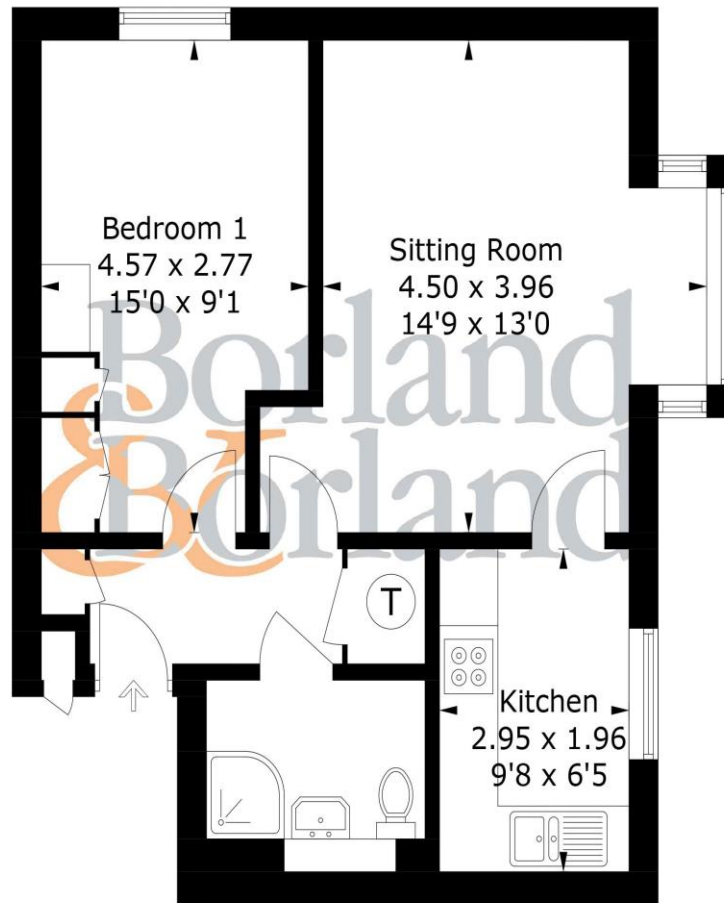
The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Emsworth Railway station connects with the mainline railway station to London at nearby Havant.





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Approximate Gross Internal Area = 44.4 sq m / 478 sq ft



Ground Floor

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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. (ID1196186)



Directions
PO10 7PB

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