

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 14, Maple Court Staunton Avenue, Hayling Island, PO11 0EF Offers in excess of £80,000

Arden & Way are pleased to present to the sales market this one bedroom ground floor retirement flat in the very popular age restricted (60 years and over) block Maple Court. In a very convenient location this property is just a short distance from West Town with shops, park, community centre, pharmacy and restaurants/takeaways. It is also situated in an ideal location for pleasant coastal walks within easy reach from Hayling Islands beautiful beaches and the Hayling Billy Trail. This property is being offered to the market with NO FORWARD CHAIN.

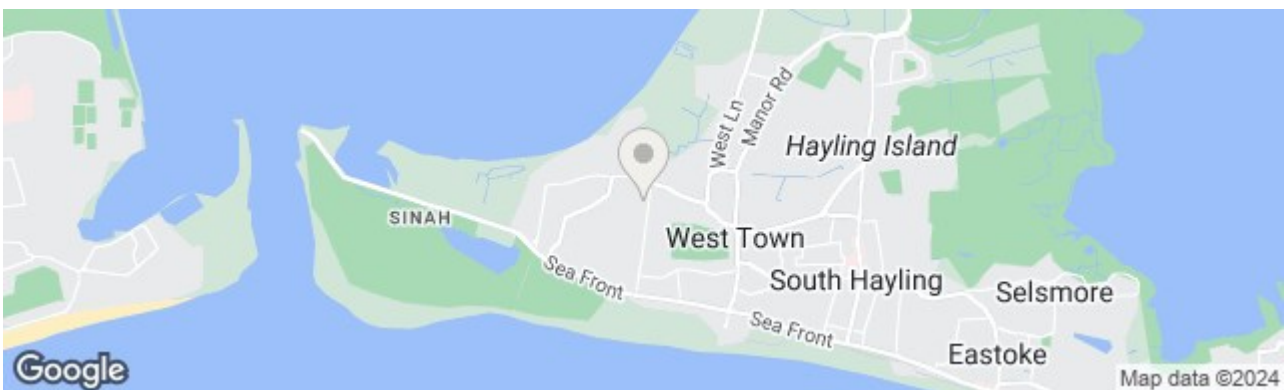
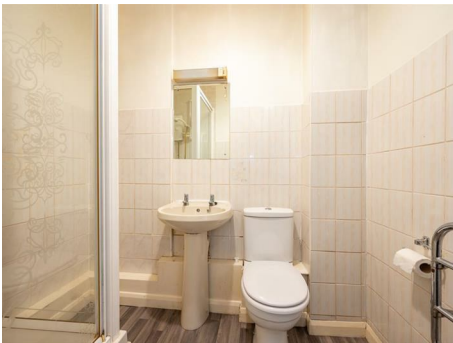
The accommodation itself comprises of: entrance hall complete with one built in storage cupboard and one built in airing cupboard which houses the hot water tank. Spacious lounge with electric fire and mantle piece creating a focal point for the room and large bay window flooding the room with plenty of natural light, leading through to the ample sized kitchen. A good sized double bedroom with built in wardrobe with mirrored sliding doors. Neutrally decorated shower room.

Further benefits of this property include: well maintained communal gardens, residents lounge, communal laundry room, intercom entry system, emergency pull cords to alert the House manager and 24/7 careline, a pre booked Guest Room, lifts to all floors and car parking spaces.

For more information or to arrange a viewing please contact Arden & Way.

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