

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 7 Spencer Close

, Hayling Island, PO11 9HJ

**Asking price £150,000**

Arden & Way are pleased to present to the Sales market this one bedroom first floor flat. Situated in a cul-de-sac location in West Hayling this property is in close proximities to local shops, park, community centre, pharmacy and restaurants/takeaways.

This superb first floor apartment offers excellent contemporary living with its very spacious open plan lounge, dining and fitted kitchen.

Beyond the open plan living there is a entrance hallway, bathroom and a double bedroom.

Externally to the front of the apartment block the property comes with an official parking space.

As a location for anyone who wants live by the sea this is ideal, its a stroll from the local shops, facilities, leisure park and most importantly the beach.

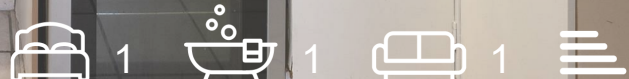
The property also offers gas central heating and double glazing.

**LONG LEASE REMAINING**

For more information please call Arden and way today.

### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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