

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Limewood, 17 St. Marys Road, Hayling Island, PO11 9FE
£355,000

Arden & Way are pleased to present to the sales market this delightful two bedroom first floor retirement apartment. Situated in 'Limewood', built in 2018 by the renowned McCarthy & Stone, the property offers spacious accommodation and is ideal for anyone looking to move into comfortable retirement living. Located close to many convenient amenities such as pharmacies, health centre, dentist, shops, community centre and library this property is in a perfect location. The area also offers excellent road and transport links for travel both locally and further afield if required.

Access via communal lift the internal accommodation comprises of: entrance hall leading to, generously sized lounge/diner with access to the Juliette balcony with views over the well kept communal gardens, modern fitted kitchen, two good sized double bedrooms, the master is complete with both walk in wardrobe and en-suite. There is also an additional modern shower room and a useful utility/laundry cupboard.

Other benefits of the apartment include a communal lounge hosting a great space for social activities amongst residents, a guest suite reasonably priced for visiting guests, secure intercom entry system, a house manager and a 24-hour emergency call system.

This property is offered to the market with NO ONWARD CHAIN.

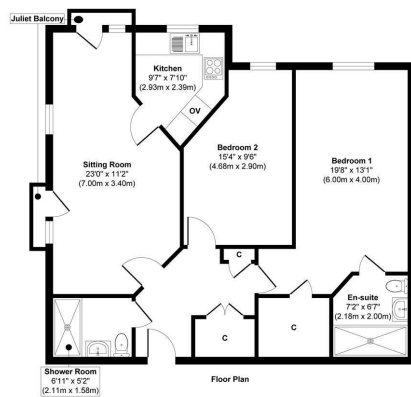
For more information or to arrange a viewing please contact Arden & Way.

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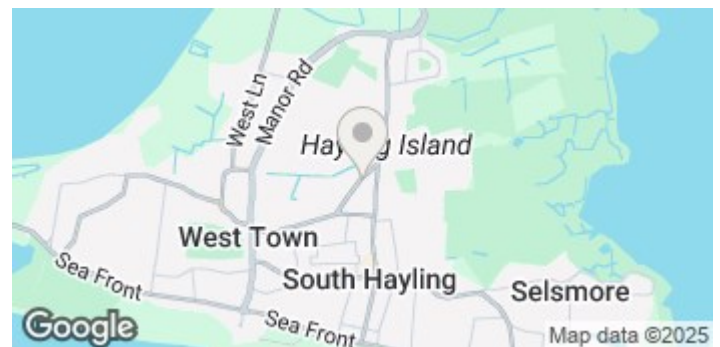
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Approx. Gross Internal Floor Area 834 sq. ft / 77.56 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(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	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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