



2

Bedrooms



1

Bathroom



1

Receptions







Situated in a small block of flat in Southwood Road built circa 2002 this 2 bedroom flat is south facing and close to shops and opposite the beach.

The flat has a South facing lounge with juliette balcony and some seaviews. Fitted kitchen with electric oven, electric hob with hood over. Washing machine and fridge/freezer included. 2 bedrooms and fitted bathroom. Electric Heating and double glazing.

Outside the block has residents parking to the front and a large, well maintained grounds to the rear.

125 years lease from 2002 - 102 years remaining.

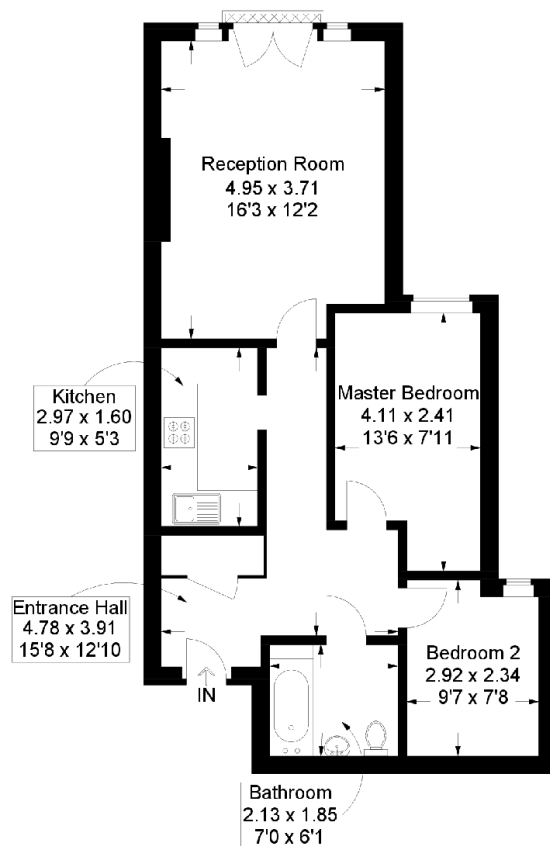
- The annual ground rent is £200

The annual service charge is £1,419.12

- 2 instalments of £709.56 due on 24th March and 23 September

# Southwood Road, Hayling Island


Approximate Gross Internal Area = 56.1 sq m / 604 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            | 76      | 79  |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

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