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GEOFF



**FOOT**

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- **POPULAR RETIREMENT COMPLEX IN WEST HAYLING**
- **FIRST FLOOR FLAT**
- **ONE DOUBLE BEDROOM. SPACIOUS LOUNGE**
- **MODERN KITCHEN & SHOWER ROOM**
- **GUESTS ROOM PAYABLE, ON REQUEST**
- **RESIDENTS CASUAL PARKING SPACES**
- **LOW RISE STAIRS AND LIFT ACCESS**
- **SECURITY INTERCOM ENTRY**
- **CONVENIENT LOCAL SHOPS, PARK, SEA FRONT AND BILLY TRAIL**
- **COMMUNAL GARDENS, LAUNDRY ROOM AND RESIDENTS LOUNGE**

*Internal viewing is highly recommended for this well presented one double Bedroom flat in a popular retirement complex in favoured West Hayling, convenient to local shops, West town Park, Sea front, Station Theatre and Hayling Billy trail for pleasant coastal nature walks. There is secure intercom entry into the reception area then there is lift or low-rise stair access to the first floor and flat 25. The flat enjoys a spacious lounge with open access into the modern kitchen, a modern shower room and double bedroom being off the Hallway, all with double glazed windows. There are pulley safety cords to alert a 24/7 careline in an emergency. There is visitors and residents casual parking, pleasant communal Gardens, a residents Lounge, Laundry and guest room available for relatives to stay overnight (prebooked).*

**Leasehold Council Tax Band: B**

The accommodation comprises:

**Communal intercom secure entrance to downstairs reception. Lift and low-rise stairs to first floor.**

**Hallway –**

security entry point. Built in storage cupboard, stop cock and consumer unit. Built in airing cupboard housing hot water tank and immersion heater.

**Lounge/Diner – 19' 6" including square bay x 10' 4" (5.94m x 3.15m)**

Fireplace with convector heater. TV aerial and telephone point. Double glazed bay window to front elevation. Open access to

**Modern Kitchen – 7' 7" x 5' 10" (2.31m x 1.78m)**

White fronted range of wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit set in work surface. Inset halogen hob with 'Beko' oven & grill below. Overhead extractor hood. Tiled splash backs. Obscure double glazed window to side elevation. Space and plumbing for automatic washing machine and under counter fridge/freezer. Vinyl flooring.

**Bedroom – 13' 4" x 8' 6" (4.06m x 2.59m)**

Double glazed window to front aspect. Double mirror fronted sliding door wardrobe with hanging rail

**Modern Shower room –**

Double shower enclosure with wall mounted 'Mira event' electric shower. Close coupled WC. Wash hand basin set over vanity unit. Fully tiled walls. Extractor fan. Wall mirror with strip light over. Heated towel radiator.

**Residents communal Lounge –**

Located on ground floor with seating and patio door leading to communal Gardens.

**Residents only laundry room –**

With washing machines, tumble dryers and sink. There is a pre bookable Guest room to the top floor for relatives to stay when needed (payable).

**Outside –**

Casual residents and visitors parking bays. Well maintained communal Gardens with shed, planted borders and seating areas.

**Tenure –**

Leasehold. 62 years remaining on lease. Service charge & Ground rent: £249.00 per annum (approx).



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

