



2 Mengham Court | PO11 9JT | £169,995

GEOFF



FOOT

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Early viewing is essential in this well presented, recently upgraded first floor two Bedroom retirement flat in popular Mengham Court complex. The low-rise stairs, with a fitted stair lift, leads up to a spacious Landing which has a deep storage cupboard and doors to all rooms. The re decorated Lounge/Diner with Juliet Balcony, has a pleasant outlook over the communal gardens. Sliding doors lead into the recently fitted Kitchen, with a front facing aspect. There are two Bedrooms and a modern Shower suite. The flat is being offered with a new 99 years lease on completion and has no forward chain!

- **Lovely presented two Bedroom first floor Retirement Flat.**
- **Secure intercom entry system. Mobility electric point.**
- **Low rise stairs and fitted stair lift.**
- **Spacious Lounge/Diner overlooking gardens with 'Juliet' Balcony.**
- **Newly fitted Kitchen fitted to two sides.**
- **Economy 7 electric heating system. Double glazing.**
- **24/7 Care line for assistance.**
- **Modern recently fitted luxury shower room.**
- **Communal Gardens, washing lines, residents parking spaces.**
- **Lease with 99 years lease to be granted on completion.**

The accommodation comprises:

Intercom security entrance. Double glazed door to –

Hallway –

Chairlift and low-rise stairs to first floor landing. Newly fitted Dimplex night storage heater. Double glazed window to side. Telephone point. Intercom entry system. Tunstall emergency alert unit. Airing cupboard housing hot water tank and immersion heater. Deep storage cupboard with light and shelving.

Lounge/Diner – 18' 5" x 12' 0" (5.61m x 3.65m) narrowing to 8'0"

Upvc double glazed window & door to Juliet balcony overlooking central communal gardens. Newly fitted Dimplex night storage heater. TV aerial point. Slimline electric wall heater. Space for table and chairs. Double sliding doors opening into:

Kitchen – 8' 3" x 8' 0" (2.51m x 2.44m)

Recently fitted range of grey gloss fronted wall and base cupboards and drawers to two sides. Inset single drainer stainless steel sink unit with mixer tap, set in work surface. Tiled splash back. Tall fridge/freezer. Adjacent work surface with inset 'Zanussi' induction hob, overhead extractor hood. Plumbed in washing machine. 'Zanussi' eye level oven. Slimline wall heater. Double glazed window to front elevation.

Bedroom 1 – 9' 1" x 12' 7" (2.77m x 3.83m)

Upvc double glazed window overlooking communal gardens. Fitted floor to ceiling wardrobes with hanging rail & shelving.

Bedroom 2 – 8' 5" x 8' 5" (2.56m x 2.56m)

Double glazed upvc window overlooking communal garden to rear elevation. Slimline electric wall heater.

Shower Room –

Close coupled WC with concealed cistern. Wide wash hand basin with mixer tap, cupboard and drawers below. Wall mirror. Glass shelving. 'Walk-In' shower enclosure with fitted shower. Heated towel radiator. Dimplex wall heater. Obscure double glazed window to side. Slip resistant flooring. Ceramic wall tiling. Extractor fan.

Outside –

Communal well-maintained gardens, residents parking spaces, washing lines & bin storage area. Electric point outside flat 2 for mobility scooter and secure D-ring for tie up.

Tenure –

Leasehold. Maintenance £249 per month. Lease renewed on completion to new buyer. No forward chain!



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.

