

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



**Holly Tree Mark Anthony Court**  
, Hayling Island, PO11 0AE

**£1,400**

Arden & Way are delighted to present this immaculate three-bedroom property to the lettings market, ideally situated within the sought-after Mark Anthony Court.

The accommodation comprises an inviting entrance hallway, a spacious lounge with access to a private balcony, a modern fitted kitchen, and three well-proportioned double bedrooms, all benefitting from built-in wardrobes, including a principal bedroom with ensuite cloakroom, alongside a contemporary main bathroom.

Externally, residents benefit from beautifully maintained communal gardens with access to a swimming pool, an allocated car port, visitor parking, and additional amenities including a lock-up storage shed and communal laundry room.

Recently renovated throughout, this exceptional property offers stylish living in a desirable setting and is not to be missed.

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

### 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.



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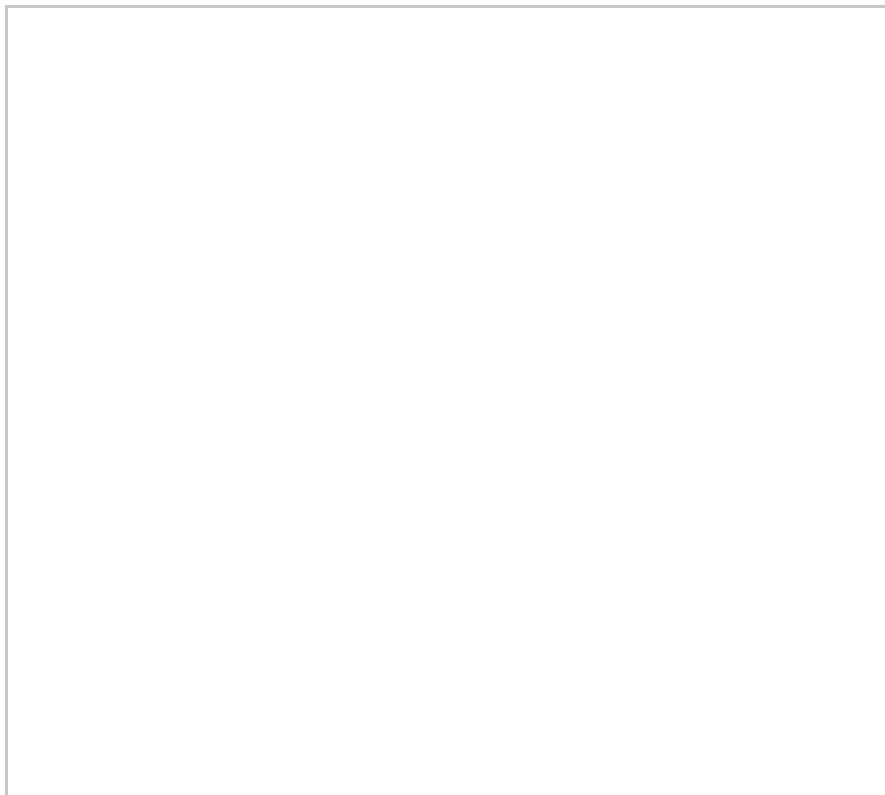
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(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 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



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