



Flat 11, 129 Southwood Road | PO11 9NQ | £169,995

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this GROUND FLOOR apartment in South East Hayling Island, with its OWN GARDEN. The security entry system door leads into a communal Hallway and flat 11. There are two Bedrooms, a newly fitted Kitchen and recently fitted white Bathroom suite. The spacious Lounge has Upvc doors leading out to the enclosed west facing Rear Garden. The property lies just back from the promenade and beach and is convenient to bus routes and local shops. With its long lease, the flat is suitable for investment, First time buyers or as a holiday base. Well presented throughout.

- **NICELY PRESENTED
GROUND FLOOR FLAT**
- **JUST BACK FROM
PROMENADE AND BEACH**
- **OWN ENCLOSED GARDEN**
- **TWO BEDROOMS**
- **RECENTLY FITTED KITCHEN**

- **NEWLY FITTED BATHROOM
SUITE**
- **ELECTRIC HEATING SYSTEM**
- **ONE ALLOCATED AND
VISITORS PARKING**
- **LEASEHOLD WITH 109
YEARS REMAINING**
- **SECURE COMMUNAL
ENTRY SYSTEM**

Leasehold | | Council Tax Band: B

The accommodation comprises:

Intercom security entry system. Door to Communal Hallway and flat 11. –

Hallway –

Radiator. Door entry telephone receiver. Wall thermostat. Built in storage cupboard with shelving. Door to

Lounge – 16' 1" x 9' 8" (4.90m x 2.94m)

Radiator. TV aerial point and Telephone/broadband point. Upvc double glazed windows and door to own Garden. Open access to

Newly fitted Kitchen – 9' 6" x 6' 4" (2.89m x 1.93m)

Fitted to three sides. Single drainer stainless steel sink unit with mixer tap set in wood block effect work surface. Cupboard below. Space and plumbing for automatic washing machine. Inset induction hob, built in oven below and over head extractor hood. Range of matching matt white fronted wall and base cupboards and drawers. Space for tall fridge/freezer. Slip resistant flooring.

Bedroom 1 – 14' 0" x 10' 0" (4.26m x 3.05m)

Double glazed window to west facing aspect overlooking garden. Radiator.

Bedroom 2 – 9' 0" x 8' 0" (2.74m x 2.44m)

Double glazed window. Radiator. Built in airing cupboard housing newly installed hot water tank and heating/hot water control unit.

Bathroom –

Newly fitted white suite comprising panelled bath with mixer tap and handheld shower. fitted screen. Close coupled WC. Pedestal wash hand basin. attractive tile effect splash backs. light strip/shaver point. Extractor fan. Slip resistant flooring. Radiator and shelving.

Outside –

One allocated parking space and visitors parking spaces to the front. An enclosed west facing garden which has a block paved patio area for table and chairs and artificial grass area. Shingle laid display borders. Trellis for climbers and exterior over fence lighting.

Tenure –

Leasehold. 125 years from 1st January 2010 therefore 109 years remaining. Service charge: £1150 (approx). Nb. Please note the residents are negotiating to purchase a share of the freehold.



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.

