



Birch Tree, 44 Mark Anthony Court | PO11 0AE | £229,500

GEOFF **FOOT**  
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*Internally viewing is highly recommended for this spacious first floor flat in popular location at West Hayling, convenient to local shops, sea front and bus routes. The property benefits from two Bedrooms and two Receptions, the Lounge having a feature marble fireplace with coal effect electric fire and a door leading out onto a West facing Balcony with pleasant views over well kept communal gardens. There is a white gloss fronted Kitchen/breakfast Room and a luxury Shower Room with vanity shelf and cupboards. The flat benefits from casual parking, a lock up store and Garage (in block). The owner of the property has already paid the costs for roof works to be carried out to the whole complex in the near future and is being offered with no forward chain.*

- **NICELY PRESENTED FIRST FLOOR FLAT**
- **TWO DOUBLE BEDROOMS WITH WARDROBES**
- **LEASEHOLD WITH FREEHOLD SHARE**
- **FUTURE EXPENSES TOWARD: NEW ROOF ALREADY PAID**
- **LIFT AND STAIRS ACCESS. COMMUNAL LAUNDRY ROOM**

- **LOUNGE AND SEPARATE DINING ROOM**
- **WHITE GLOSS KITCHEN/BREAKFAST ROOM**
- **MODERN SHOWER ROOM**
- **COMMUNAL GARDENS & RESIDENTS SWIMMING POOL**
- **LOCK UP STORE, GARAGE AND PARKING**

**Share of Freehold | | Council Tax Band: C**

The accommodation comprises:

**Communal stairs and lift to first floor landing and walkway to number 44 –**

**Recessed entrance with meter cupboard. Upvc door to Hallway –**

Dimplex night storage heater. Built in double cloaks cupboard with hanging rail and shelf. Single cupboard with shelving. Airing cupboard housing hot water tank. Obscure glazed door to

**Kitchen/Breakfast Room –**

Modern white gloss fronted range of wall and base cupboards and drawers fitted to three sides. Inset circular single drainer sink unit with mixer tap, set in work surface, cupboards below and plumbed in Zanussi slimline dishwasher. Return work surface with wall and base cupboard and plumbed in Hoover washing machine. Inset Aeg electric induction hob with drawers below. Zanussi eye level electric oven, attractive tiled splash backs. West facing double glazed window with roller blind overlooking communal gardens. Tall Hotpoint fridge/freezer. vinyl flooring. Space for table and chairs. Double obscure glazed doors to

**Lounge –**

Marble fireplace with fitted coal effect fire. Dimplex night storage heater. TV aerial point. Open wide arch to Dining room. Double glazed window and door with vertical blinds to

**Balcony:** Wrought iron surround and tiled flooring. remote controlled Sun awning.

**Dining Room –**

Dimplex night storage heater. Double glazed window to front elevation. Space for table and chairs. Return obscure glazed door to Hallway.

**Bedroom 1 –**

West facing double glazed window with roller blind. Dimplex night storage heater. Double glazed window with blind to side. Sliding door mirror fronted wardrobe with hanging rail and shelving.

**Bedroom 2 –**

Double glazed window. Dimplex night storage heater. Sliding door mirror fronted wardrobe with hanging rail and shelving.

**Modern shower Room –**

Vanity shelf with half inset wash hand basin, cupboards below and tall cupboard. Close coupled WC. Wide shower enclosure with Aquatronic electric shower, handrail and waterproof splash back panels. Slip resistant flooring. Ladder style towel radiator. Obscure double glazed window with roller blind.

**Outside –**

Communal gardens and residents use only gated Swimming Pool. Casual and visitors parking. Lock up store number 25. Residents use only Laundry Room with automatic washing machines and tumble driers. Garage (in block) number 39.

**Tenure –**

Leasehold with Freehold share. 225 years remaining. Service charge: £2547.97 per annum (£212.33 per month) NB. Roof works are required by the whole block at Mark Anthony Court and the owner of Flat 44 has already paid up front the cost of his share of £20,000 (paid).



**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.

