

GROUND FLOOR



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**9a Westward Road  
Hedge End  
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£189,950  
Leasehold

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Low Charges.....! A very large two bedroom apartment with its own garden. The property offers two double sized bedrooms and a generous sized lounge/diner. Other features include gas central heating, double glazing and being offered for sale with no forward chain. An internal inspection is highly recommended to fully appreciate the size of the accommodation on offer. Please call Chambers Sales and Lettings to avoid missing out!

**Entrance Hallway**  
A generous sized hallway with a large storage cupboard, radiator, doors to all rooms.

The Lease began in 1983 for 125 years. The seller is currently purchasing a new lease.

**Lounge**  
18'6" x 11'8" (5.66 x 3.58)  
Double glazed window to rear elevation, radiator.

**Garden**  
Area laid to lawn accessed via a rear door and communal pathway, brick built storage shed.

**Kitchen**  
11'8" x 10'9" (3.58 x 3.28)  
Double glazed window to rear elevation, fitted units with a stainless steel sink unit, space for gas cooker, plumbing for washing machine, space for fridge, access to storage cupboard, wall mounted combi boiler (replaced 5 years ago).

**Parking**  
On street parking.

**Bedroom One**  
14'7" x 11'6" (4.47 x 3.51)  
Double glazed window to front elevation, radiator.

**Bedroom Two**  
11'6" max x 11'6"ax (3.51m max x 3.51max)  
Double glazed window to front elevation, radiator.

**Family Bathroom**  
Double glazed window to front elevation, panel bath, pedestal wash hand basin, WC, chrome heated towel rail.

**Leasehold Information**  
The seller pays £118 per month which covers the ground rent and service charge.

