



RICHMONDS

Berryfield Court, Bursledon Road, Hedge End, SO30 0BN

£215,000

A rare opportunity to acquire this well-presented ground floor two-bedroom apartment, situated within a popular retirement development close to Hedge End village centre. Offered with no forward chain, the property benefits from direct access to a personal garden space which opens to the communal gardens and a convenient resident parking area.

The accommodation offers a practical and well-proportioned layout comprising two bedrooms, a good-sized sitting room with access to a small patio and lawned area which is a real bonus. There is a modern kitchen and bathroom. The apartment can be accessed via the communal hallway as well as through an exterior door from the garden and parking area, making it particularly convenient and accessible.

Externally, residents can enjoy attractive communal gardens, with the property benefitting from its own patio seating area to the front. Parking is available within the rear residents' car park on a first come, first served basis. The development is ideally positioned close to Hedge End village centre, offering easy access to local shops, amenities and transport links.

Other Information

Tenure: Leasehold

Length of Lease: 125 years from 2006

Lease Charges: Maintenance charge - £2782.49 every 6 months and Ground Rent - £230 every 6 months (on all charges, please seek verification from your solicitor)

Agent's Note: Water rates and buildings insurance are included within the service charges.

There is no gas supply to the building.

Heating: Electric storage heating

Windows: Double glazing

Energy Rating: C

Sellers Position: No forward chain

Local Information:

Council Tax: C

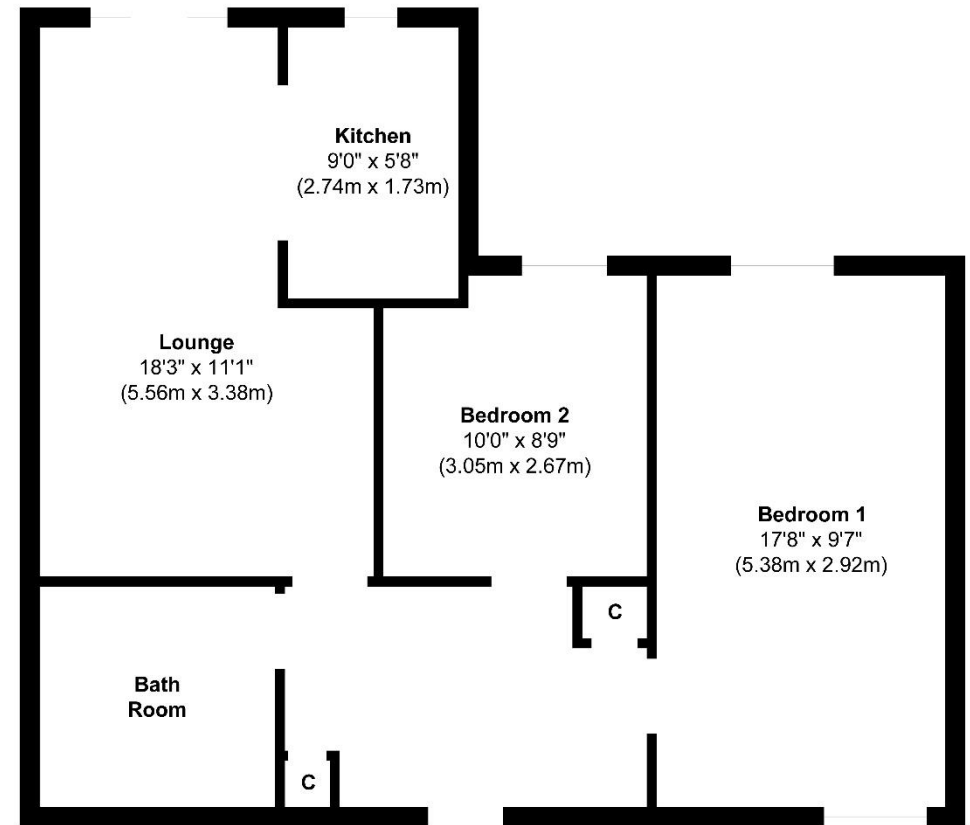
Local Authority: Eastleigh Borough Council





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floor Plan

Approx. Gross Internal Floor Area 646 sq. ft / 60.01 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

