



6 Greenlea, 53-55 Keyhaven Road

— Keyhaven, Milford on Sea, Hampshire, SO41 0QX —

Apartment 6 Greenlea

53-55 Keyhaven Road, Milford on Sea, Lymington, Hampshire, SO41 0QX

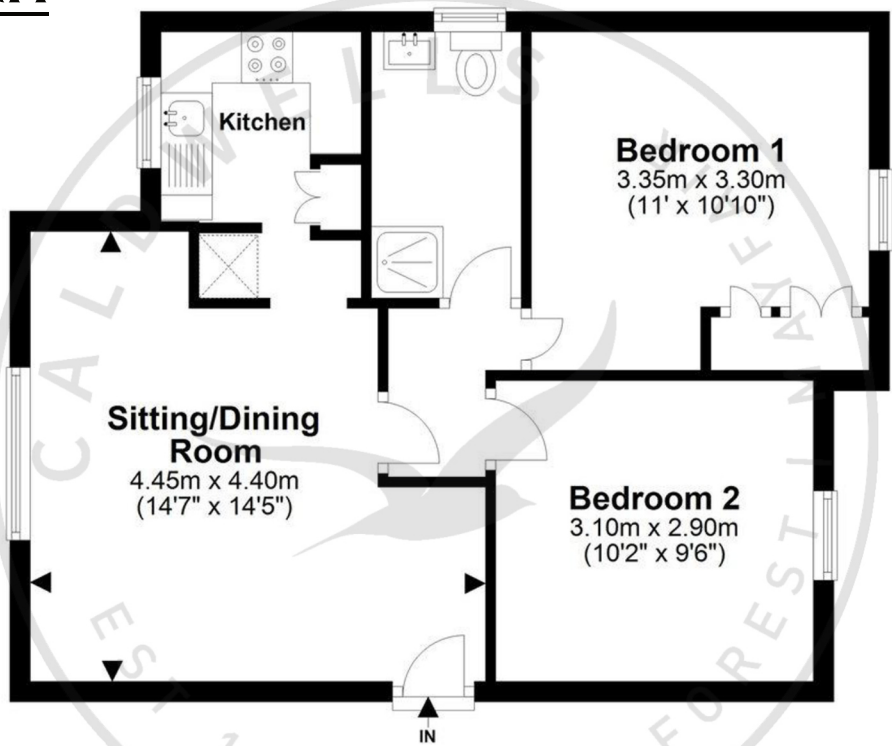
Situated within walking distance of all Milford on Sea's village amenities, this two bedroom, second floor apartment is also located within a short distance of Hurst Spit and Keyhaven Yacht Club. The property enjoys views towards the Isle of Wight and The Needles, as well as having the added bonus of a garage, parking and a communal garden.

Features

Two bedroom second floor apartment
Village centre location being within walking distance of the shops, pubs & beach
Views towards the Isle of Wight & Needles
Sitting/dining room
Kitchen
Shower room
Off-road parking
Communal gardens
Garage



Floorplan



TOTAL FLOOR AREA : 518.4 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Take a look around

The communal entrance door with staircase leads to the second floor landing and door to number 6. The door opens into the sitting/dining room which enjoys lovely views out over Milford to the Needles and Isle of Wight. The sitting/dining room then leads into the kitchen which is fitted with a modern range of floor and wall mounted units and a range of shelving. The kitchen has vinyl flooring and also benefits from views over to the Isle of Wight and Christchurch Bay. Appliances include a stainless steel single bowl single drainer sink unit with mixer tap, a ceramic hob with electric oven under, an integrated fridge and freezer and there is space for a washing machine. From the sitting room there is an inner hallway with access to the roof space with pull down ladder which has been boarded and has power. Bedroom one is a double bedroom and has fitted wardrobes with shelving and a recess for a double bed. Bedroom two is also a double room. The family shower room is fitted with a modern suite comprising a shower enclosure, a vanity unit with drawers under, a WC, fully tiled walls and vinyl tiled floor. To the rear of the block is a garage and parking space.

The gardens are maintained under contract by the Greenlea Management Company.

Tenure

Leasehold - Lease Term: 189 years from and including 29 September 1986 - Lease End Date: 29/09/2175 - Lease Term Remaining: 149 years.

Maintenance

£1,400 per annum includes building insurance, window cleaning, gardening and maintenance of the communal hallways, communal lighting and communal cleaning.

Directions

From our office in the High Street proceed into St Thomas Street joining the one way system in the left hand lane joining the A337. Continue down the hill, over the roundabout and past the Shell garage and proceed along this road for approximately one mile. Passing Everton turn left onto the B3058 signposted Milford on Sea continuing along past the Primary school and down toward the village turning left by the village green. At the bottom of the hill turn right and proceed down Keyhaven Road, where the apartment block will be found along on the left.

Services

All mains services are connected.

Council Tax Band - B

Estimate: £1,792.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only. Caldwells for themselves and for the Vendor of this property whose agent they are, give notice that these particulars are intended as a guide and any intending purchaser must satisfy themselves, by inspection or otherwise as to the correctness of each of the statements contained within.

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Asking Price £245,000

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