

 **2**
Bedrooms

 **2**
Bathrooms

 **1**
Receptions



Situated in a modern block at West Hayling this ground floor, 2 bedroom, 2 bathroom flat is presented in first class condition with a south facing lounge leading out onto decked patio area.

The flat has been maintained to a high standard and currently comprises;

Security entry system to communal hallway. Front door to Entrance hall with two full height storage cupboards. South facing lounge/dining room with patio doors.

Modern fitted kitchen with electric hob and oven. Space and plumbing for dishwasher and washing machine. Modern gas boiler.

Master bedroom with en suite wet room with basin and Wc inset vanity storage. Fully tiled.

Second bedroom and spacious modern family bathroom.

Outside there is a south facing decked patio area onto communal garden.

Allocated and visitor parking in residents car park.

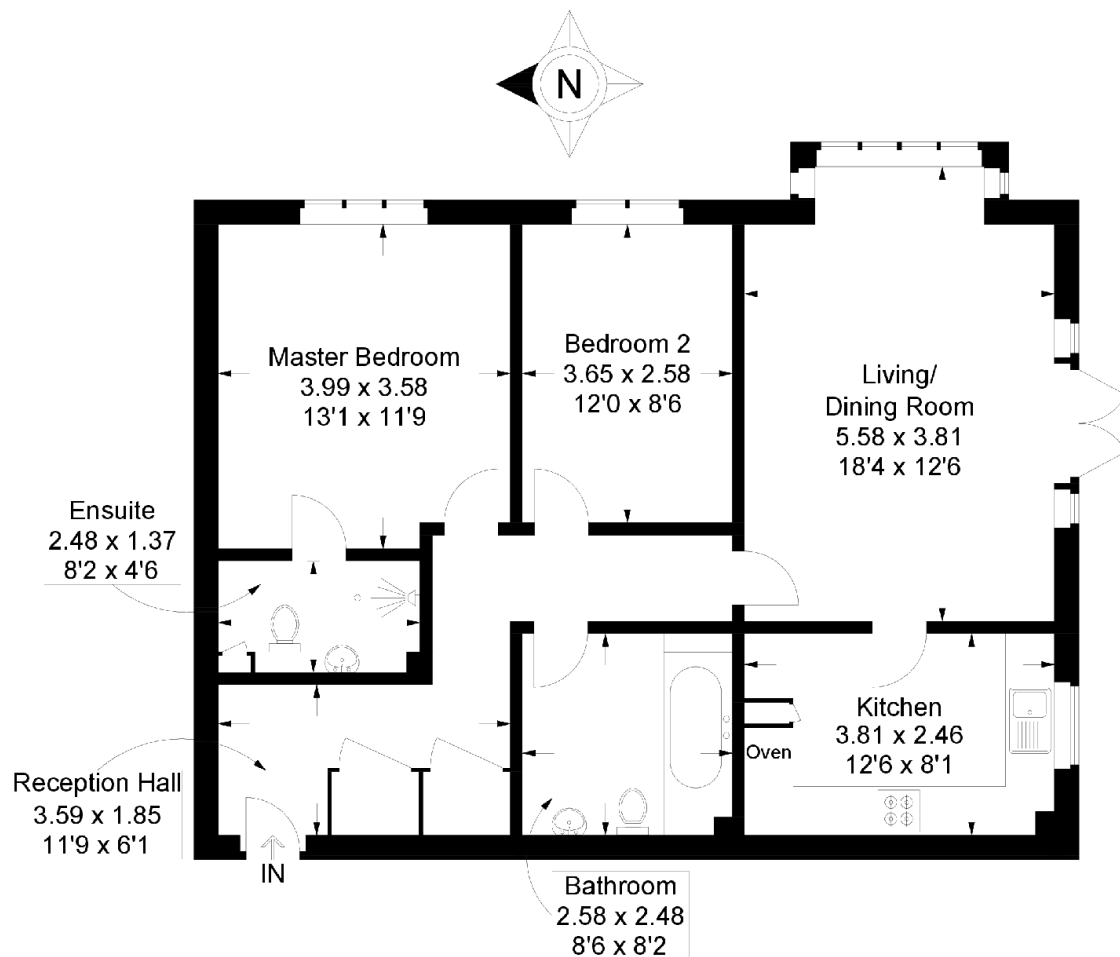
Leasehold with 80 years remaining.

We are advised the mainenance is £1600 PA and the ground rent is £150 PA

Council tax band C

Kensington House, Manor Road, Hayling Island

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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