



£95,000
Flat 25 Maple Court
Hayling Island, PO11 0EF

PROPERTY SUMMARY

Just off one of the islands premier roads, this charming first-floor retirement apartment is accessed via a secure entry phone system leading to the communal entrance. From there, you pass through the shared lounge and laundry room to reach the lift or stairs. Inside, the accommodation offers a lounge with a feature bay window overlooking Station Road, a fitted kitchenette, a double bedroom and a modern shower room. Outside, there's a communal parking area and gardens. Perfectly located within a short stroll of Hayling's Station Theatre, West Town village, and scenic nature walks along the Billy Trail, this would make an ideal place to enjoy a relaxed retirement.





HALLWAY

LOUNGE/DINER 19' 6" x 10' 4" (5.94m x 3.15m)

KITCHEN 7' 6" x 5' 10" (2.29m x 1.78m)

BEDROOM 13' 5" x 8' 6" (4.09m x 2.59m)

SHOWER ROOM

AGENTS NOTE

We understand the current Service Charge and the Ground Rent is £249 per month. There are 62 years remaining on the lease



FIRST FLOOR



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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

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

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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