

# ARDEN & WAY

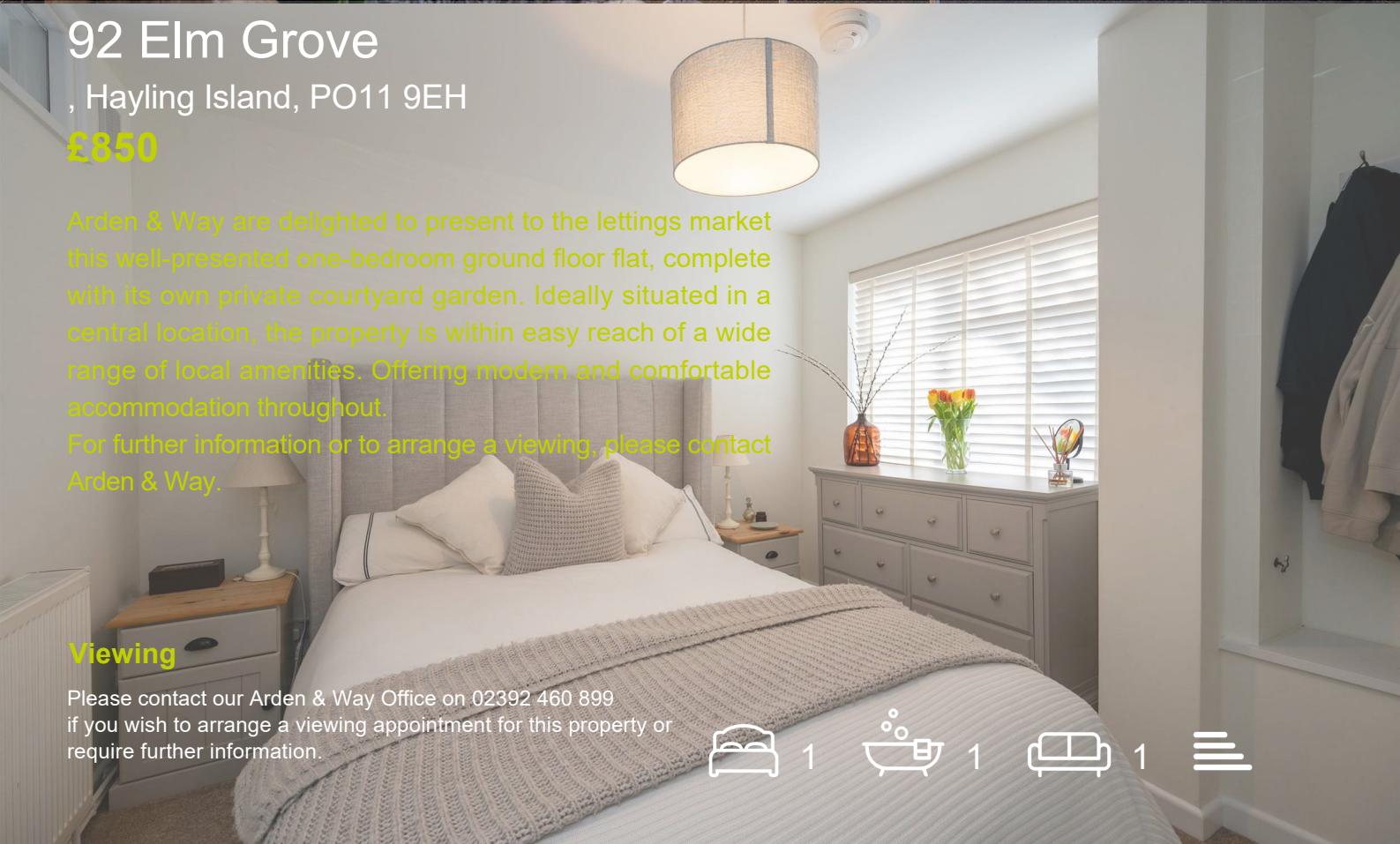
BLOCK MANAGEMENT & LETTINGS



**92 Elm Grove**  
, Hayling Island, PO11 9EH  
**£850**

Arden & Way are delighted to present to the lettings market this well-presented one-bedroom ground floor flat, complete with its own private courtyard garden. Ideally situated in a central location, the property is within easy reach of a wide range of local amenities. Offering modern and comfortable accommodation throughout.

For further information or to arrange a viewing, please contact Arden & Way.



## Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



1



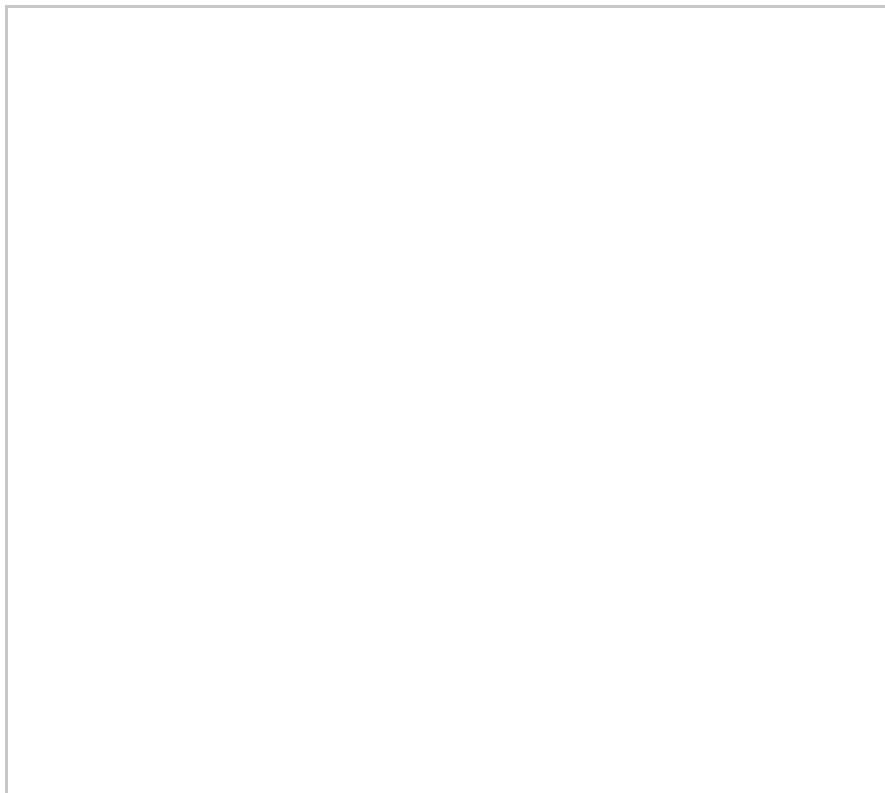
1



1



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: [info@ardenway.co.uk](mailto:info@ardenway.co.uk) [www.ardenway.co.uk](http://www.ardenway.co.uk)