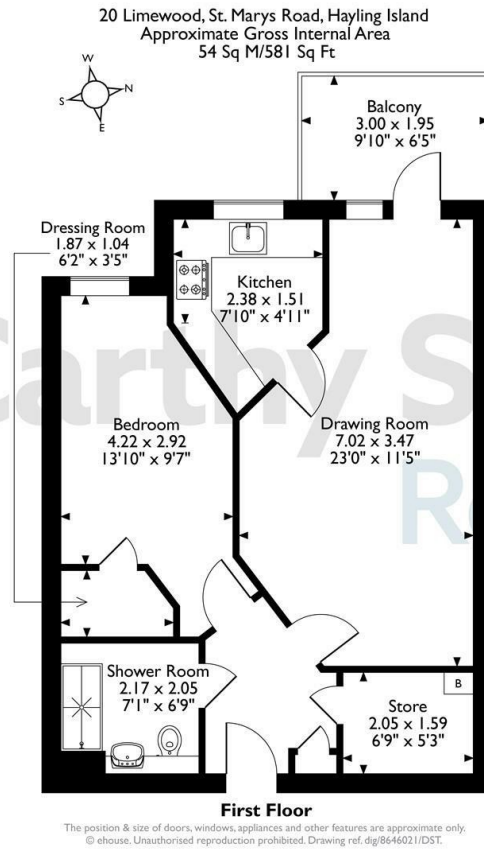


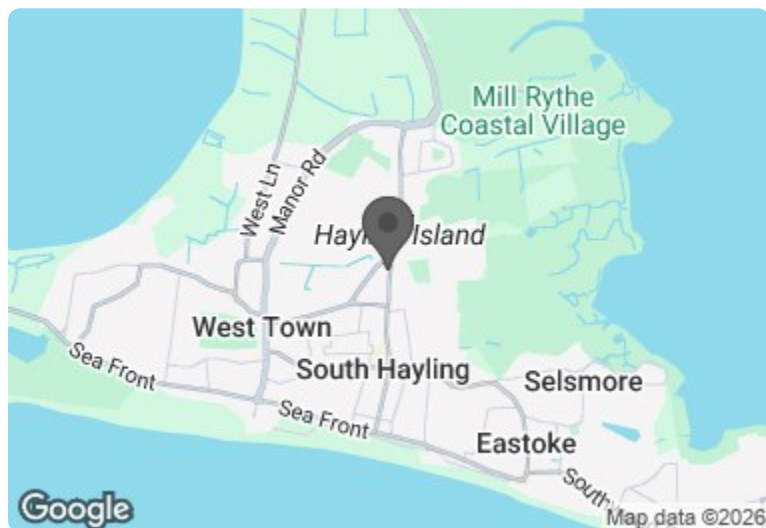
20 Limewood

St. Marys Road, Hayling Island, PO11 9FE

PRICE REDUCED



Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £175,000 Leasehold

A FANTASTIC ONE BEDROOM FIRST FLOOR McCarthy Stone Apartment situated in the perfect location for independent living for the over 60s. Large WALK OUT BALCONY overlooking the lovely COMMUNAL GARDENS. Vacant possession, newly decorated lounge, bedroom and bathroom in turn key condition. Conveniently placed on bus route, chemist, hairdressers, doctors and library. Just a short 15 min walk to Lidl and Mengham shops and just beyond that the seafront

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



St. Marys Road, Hayling Island

1 Bed | £175,000

PRICE
REDUCED

Summary

Limewood is a modern Retirement Living development located in the Gable Head area of Hayling Island, just half a mile from the beautiful island seafront and beaches.

The development offers a collection of 33 modern one and two bedroom apartments in close proximity to numerous local amenities including a Lloyds Pharmacy, a Health Centre, Library and a bowling green. To the south of the Gable Head area is a larger shopping area known as Mengham Road, convenient for supermarkets, a post office, banks, butchers and clothes shops and cafes. For beautiful local charm and character visit Langstone Harbour or take a walk along the Billy Trail, which runs along the west coast of the island and offers stunning views and peaceful surroundings. Limewood is in an excellent location to reach surrounding areas including Chichester, Portsmouth and Havant.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The apartment benefits from underfloor heating throughout with the addition of electric heaters also.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in Utility Room/airing cupboard containing plumbed in 'Bosch' washer dryer, hot water boiler and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

Living Room with Spacious Balcony

Spacious Living/Dining room benefitting from a glazed patio door with window to side opening onto a large balcony with views over the landscaped gardens. TV and BT points. Fitted carpets, raised electric power sockets. Part glazed door leading into Kitchen.

Kitchen

Modern fully fitted kitchen with tiled floor and double glazed window. Features include waist high oven, ceramic hob, stainless steel extractor hood and a fitted fridge/freezer.

Bedroom

Spacious double bedroom with large walk-in wardrobe, raised power points. TV and BT points. Window overlooking gardens.

Shower Room

Fully tiled fitted with suite comprising of level access walk-in shower, WC, vanity unit with sink and illuminated mirror with integrated shaver socket, heated towel warmer, grab rail in shower, extractor ventilation, white sanitary ware with high quality fittings.

Service Charge (Breakdown)

- Cleaning of communal windows, and inner communal areas
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge - £3,146.65 Per Annum until 30/06/2026

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Leasehold

Lease 999 years from 2018

Ground rent £495

Ground rent review: 2033

Car Parking Permit Scheme subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information and Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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