



47 Birch Tree, Mark Anthony Court | PO11 0AE | £195,000

(Leasehold with Freehold share)



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Geoff Foot Estate agents are pleased to offer this spacious first floor flat with lift and stairs access, in a popular block just back from the Sea front and convenient to West Town shops and Hayling Park. There is a Kitchen/ Breakfast room and Shower room. The Lounge and Balcony is west facing offering views over Garden. The current layout has 2 Bedrooms and 2 receptions, however can be adapted as 3 Bedrooms and 1 Reception. Outside are communal gardens, Laundry room (payable), casual parking spaces and a resident only Swimming Pool (useable certain times in year). This flat has its own Garage and deep Lock up store cupboard and no forward chain!

- **Spacious first floor flat in popular location of West Hayling.**
- **2/3 Bedrooms OR 1/2 Receptions, adaptable accommodation.**
- **Kitchen/Breakfast room. Lift & stairs access.**
- **Tiled Shower room. Heated towel rail.**
- **Electric heating system. Double glazing.**
- **Communal Laundry room & Gardens.**
- **West facing Lounge & Balcony.**
- **Garage (in block) & deep Lock up store cupboard.**
- **Residents only Swimming Pool (restricted times) and laundry room.**
- **Leasehold with Freehold Share. No forward chain!**

Share of Freehold | 49 years | Council Tax Band: C

The accommodation comprises:

Lift and stairs access to first floor walkway and number 47. With recessed quarry tiled entrance. Storage cupboard housing electric meter and consumer unit. UPVC double glazed door to –

Hallway –

Three handrails. Recess with shelf. Telephone point and 'Dimplex' night storage heater. Built in storage cupboard with shelf and hanging rail. Built in airing cupboard housing shelf unit, hot water tank, immersion heater and header tank. Wall mirror and glazed door to:

Lounge – 19' 6" x 11' 10" (5.94m x 3.60m)

Brick built fireplace surround with twin display plinths and matching quarry tiled mantle. Electric coal effect fire. 'Dimplex' night storage heater, telephone point and 2 wall light points. Open arched access to Dining room. Double glazed window with vertical blinds. Double glazed door to: BALCONY: 11'4" length. With wrought iron railings surround and tiled flooring. Remote control sun awning (NOT tested).

Dining Room (can be used as bedroom 3) – 11' 9" x 7' 10" (3.58m x 2.39m)

'Dimplex' wall heater. Double glazed window with fitted vertical blinds.

Kitchen/Breakfast Room – 13' 9" x 9' 3" (4.19m x 2.82m)

Range of grey fronted matching wall and base cupboards and drawers fitted to 3 sides. 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, set in work surface. Tiled splash backs. Inset 'Schott Ceran' electric halogen hob. End display shelving. Space and plumbing for automatic washing. 'Eye level' Indesit double oven and grill, cupboards, and drawers over and below. Space for tall fridge/freezer and table with chairs in breakfast area. Double glazed window with vertical blinds and curtain offering view over communal garden.

Bedroom 1 – 13' 6" x 10' 0" (4.11m x 3.05m)

Range of bedroom furniture comprising fitted single and triple wardrobes, bedside cabinet and over bed space cupboards. 'Dimplex' electric wall heater. West facing double glazed window with vertical blinds. Telephone point.

Bedroom 2 – 11' 8" x 9' 11" (3.55m x 3.02m)

Double glazed window with vertical blinds. Dimplex electric wall heater. Built in double wardrobe, hanging rail and shelf.

Shower Room –

Wide corner chrome trim cubicle with wall mounted 'Mira Sport' electric shower, hand rail and pull down seat. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. Obscure double glazed window with vertical blinds. Electric heated towel rail. Mirror fronted Bathroom cabinet with light and slip resistant flooring.

Outside –

Communal gardens, use of Laundry room with washers and dryers (chargeable), casual parking and residents only Swimming Pool (open at certain times of the year). Garage - in block (number 11). Deep store cupboard (number 10). Ideal for bikes etc.

Tenure –

Leasehold with freehold share. 99 Year lease from 1971. Maintenance & Building Insurance: £1760.96 (current. Ground Rent: Nil. **NO FORWARD CHAIN!!**



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

