



3 Mary Coombs Court | PO11 9FJ | £125,000 Leasehold

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Internal viewing is advised for this spacious GROUND FLOOR flat in an age restricted (60+) complex in Mengham Village, convenient to local shops, Sea Front and amenities. The intercom secure entrance and Hallway leads to flat 3, found on the ground floor. There is an L-shaped Lounge/Diner with views across to the shopping centre and URC church, having UPVC double glazed French doors stepping out onto own private patio and small enclosed Garden area. The Kitchen is open access off the lounge with integrated appliances. The Bedroom has a double fitted wardrobe and additional fitted sliding door fronted wardrobes included, offering ample storage space. There is a modern Shower room off the Hallway. The apartment benefits from a gas heating system and double glazing, being offered with No Forward Chain!.

- **Ground Floor apartment in age restricted complex in Mengham Village.**
- **Convenient to local shops, amenities and Sea Front.**
- **Gas heating system and double glazing.**
- **Spacious L-shaped Lounge/Diner.**
- **Kitchen with fitted appliances.**
- **Modern shower room.**
- **Double bedroom with wardrobes.**
- **Own patio with small garden area. Communal gardens.**
- **Casual parking. Views across to shops and URC church.**
- **No forward chain!**

Leasehold | EPC: C | Council Tax Band: B

The accommodation comprises:

Communal intercom entry system. –

Hallway –

Coats hanging space. Wall mounted intercom entry telephone. High level cupboard housing electric meter and consumer unit.

Lounge/Diner – 14' 11" widening to 17'6" into Dining area x 10' 0" (4.54m x 3.05m)

L-shaped. Two radiators. Double glazed French doors to small garden area. TV aerial point and Telephone point. Open access to

Kitchen – 7' 8" x 7' 2" (2.34m x 2.18m)

Single drainer stainless steel sink unit with mixer tap set in work surface, cupboards and drawer below. Plumbed in 'Hotpoint' automatic washing machine. Tiled splash backs. Wall mounted 'Chaffoteaux & Maury' gas combination boiler. Return work surface with inset 'Bosch' 4-ring halogen hob, built in 'Zanussi' oven below and overhead extractor hood. Range of matching cream 'shaker style' fronted wall and base cupboards and drawers. Integrated tall fridge/freezer. Ceiling extractor fan. Laminate flooring.

Bedroom – 13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed window to front aspect. Radiator. Triple sliding door fronted wardrobes, one mirror fronted, with hanging rail and shelf. Built in double wardrobe with hanging rail and shelf. TV aerial point.

Shower Room –

Vanity shelf with half inset wash hand basin, mixer tap and cupboard below. Close coupled WC with concealed cistern. Mirror fronted cabinet over. Walk-in shower unit with wall mounted mixer shower and hand held attachment on slider rail. Two hand rails and seat. 'Ladder style' towel radiator, extractor fan, ceramic floor and wall tiling.

Outside –

Own paved patio area adjoining French doors in Lounge with flowers and small shrubs. Railing enclosed from the pavement. Casual parking and communal Garden area. Mobility scooter store.

Tenure –

Leasehold. 125 years from 1st January 2004. 107 years remaining. Ground Rent: £330 p.a. (paid 1/2 yearly). Service charge: £2037.10 (September 2021 -August 2022). Boiler is regularly serviced with a current gas safety certificate.

Age restriction: 60 years +

NB. The whole site is accessible by wheelchair. There is a bus stop, shops, Post Office, GP surgery, the Sea Front & amenities all nearby.

No forward chain!

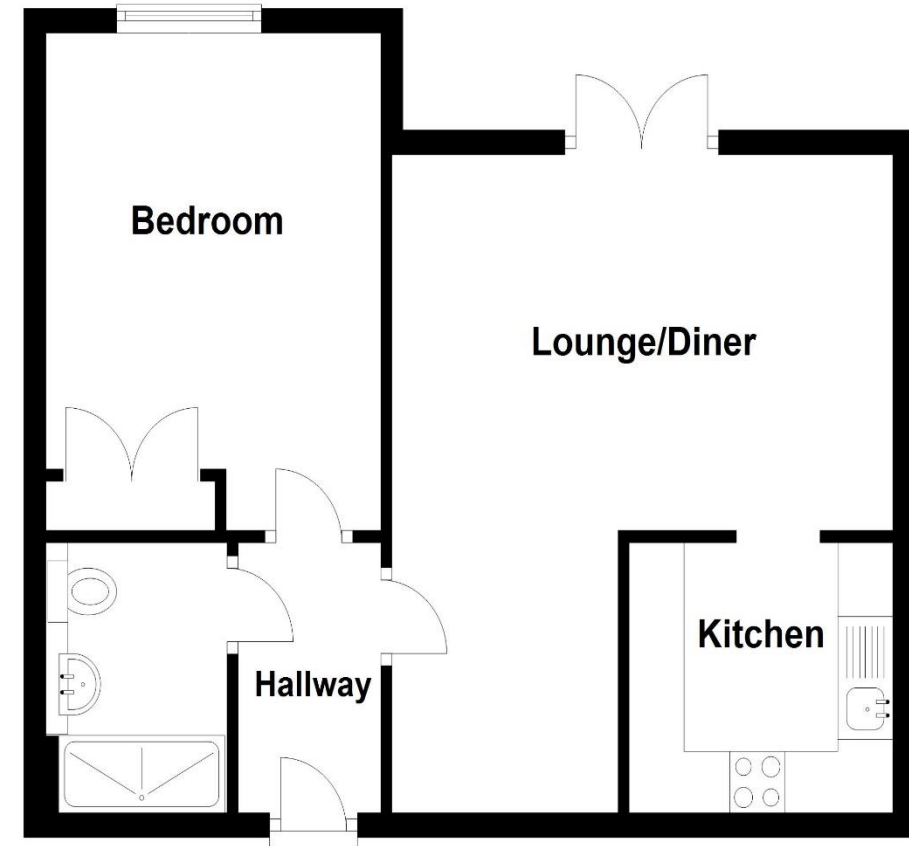


IMPORTANT INFORMATION

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.



Ground Floor



This plan is for illustrative purposes only. Not to scale.

Plan produced using PlanUp.

3 Mary Coombs Court, Hayling Island

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	