



7 Maple Court | PO11 0EF | £99,500 L/H

GEOFF **FOOT**  
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Geoff Foot Estate Agents Ltd are delighted to offer this ground floor One Bedroom Retirement flat for sale, convenient to West Town shops, Hayling Billy Nature Trail, Seafront, Station Theatre and Hayling Park. There is intercom secure entry, emergency pulley cords to all rooms to alert the Manager and 24/7 careline. The flat comprises Hallway, Lounge, Kitchen and Bathroom. There is a residents laundry room, Communal Lounge & Gardens, guestroom (pre booked) and parking.

No forward Chain!

- **Ground floor age restricted apartment (over 60).**
- **South facing Lounge to garden area.**
- **Kitchen. Pastel Bathroom suite.**
- **Intercom security entry. Pully cords to each room.**
- **24 hour emergency careline. House manager (part time)**
- **Double glazing. Electric heating system.**
- **Communal gardens, Residents Laundry & Lounge.**
- **Guest room available (need to pre book)**
- **Convenient to West Town shops & amenities, Hayling Park, Nature trail, Station Theatre.**
- **No forward chain!**

Leasehold | EPC: C | Council Tax Band: B

The accommodation comprises:

**Communal security entrance lift and stairs to first floor and number 7. Door to –**

**Hallway –**

Security entry point. Built in storage cupboard. Stopcock with consumer unit. Built in airing cupboard housing hot water tank and immersion heater.

**Lounge – 16' 7" plus square bay x 10' 3" (5.05m x 3.12m)**

Wooden fireplace surround with fitted electric fire. TV aerial point. Telephone point. Double glazed bay window with double glazed door to South facing patio. Dimplex night storage heater. Open access to

**Kitchen – 7' 5" x 5' 8" (2.26m x 1.73m)**

Single drainer stainless steel sink unit and mixer tap set in wood effect laminate work surface, cupboards below. 'Beko electric double oven and grill with halogen hob and overhead extractor hood. Tiles splash backs. Under counter fridge and freezer (to stay). Further range of matching wall and base cupboards and shelving.

**Bedroom – 13' 3" x 8' 6" (4.04m x 2.59m)**

Double glazed window to front aspect overlooking Gardens. Double mirror fronted sliding door wardrobe with hanging rail. Dimplex wall heater.

**Bathroom –**

Pastel suite comprising panelled bath with twin grips, wall mounted 'Triton PowerFlo' electric shower over. Pedestal wash hand basin and low level WC. Wall mirror with light strip/shaver point. Heated towel radiator. Extractor fan. Electric wall heater. Two mirror fronted cabinets.

**Residents communal Lounge –**

Communal Lounge for residents with seating and patio door leading to communal Gardens. 24 hour Emergency Care line. Laundry room: washing machines, tumble driers and sink. Tea coffee making facilities. Guest room available, which is pre booked prior to stay. Parking spaces available to residents and visitors. Lift & Stairs to all rooms and floors. NB. Condition of purchase that buyers be over 60 years of age.

**Tenure –**

Leasehold: 99 years from 01/10/1989. Maintenance including Insurance. TBC.

**NO FORWARD CHAIN!**

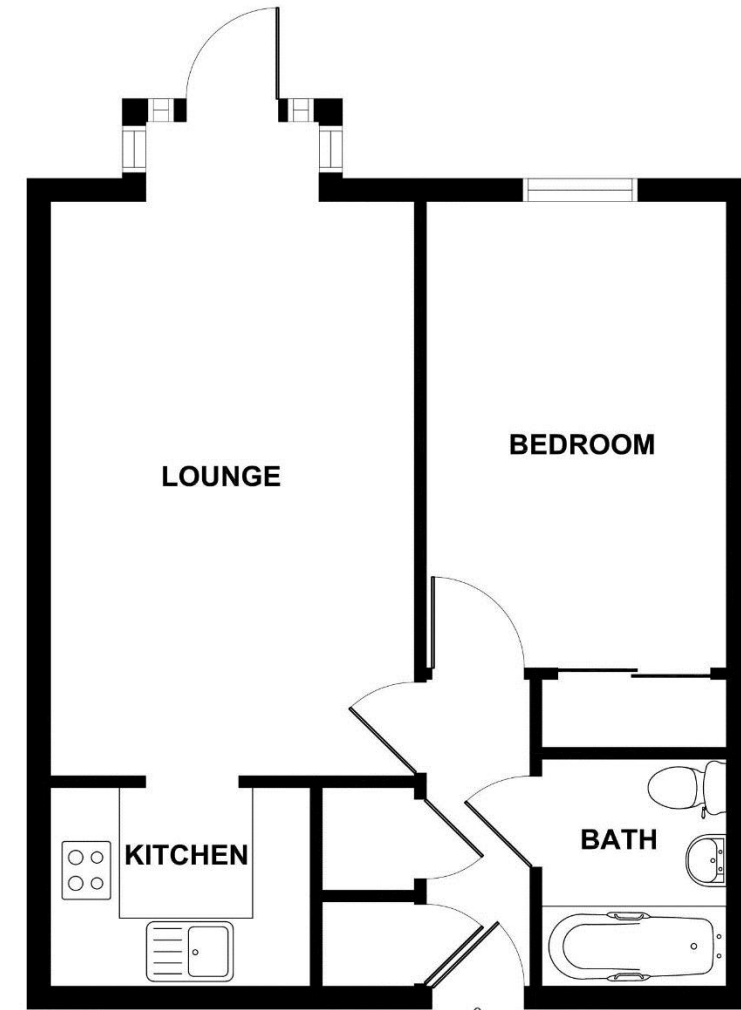


**IMPORTANT INFORMATION**

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.



| Energy Efficiency Rating                           |          | Current | Potential               |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |         |                         |
| (92-100)   | <b>A</b> |         |                         |
| (81-91)  | <b>B</b> |         |                         |
| (69-80)  | <b>C</b> | 70      | 77                      |
| (55-68)  | <b>D</b> |         |                         |
| (39-54)  | <b>E</b> |         |                         |
| (21-38)  | <b>F</b> |         |                         |
| (1-20)   | <b>G</b> |         |                         |
| <i>Not energy efficient - higher running costs</i> |          |         |                         |
| England, Scotland & Wales                          |          |         | EU Directive 2002/91/EC |



**7 MAPLE COURT**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE