



18 Mengham Court | PO11 9PX | £120,000

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 recommended for this one double Bedroom retirement flat in the sought after location of Mengham Court, convenient to local shops and amenities. The ground floor entrance has an intercom entry system, low rise stairs with an optional stairlift to the first floor. There is a white Bathroom suite with attractive wall tiling, Bedroom and door to spacious Lounge/Diner and Kitchen, which is fitted to two sides. The property has recently been decorated throughout, had new light fittings and new carpets and floor coverings. There are emergency pulleys in each room to alert 'careline'. The flat enjoys a west facing outlook over communal gardens and has casual parking for residents and visitors. There is no forward chain!

- **First floor Retirement flat in popular location.**
- **One double Bedroom. Lounge/diner. Kitchen.**
- **Stairs with fitted stairlift to first floor. Spacious landing.**
- **Emergency pull cords to alert careline.**
- **White Bathroom suite with attractive tiling.**
- **Newly laid carpets and floor coverings throughout.**
- **Newly decorated to all rooms. Intercom entry system.**
- **New light fittings. Electric heating.**
- **Communal gardens. End of terrace.**
- **No forward chain!**

Leasehold | Council Tax Band: B

The accommodation comprises:

Wall mounted intercom entry unit. Covered entrance with light, step and double glazed composite door to –

Entrance Hallway –

Coats hanging space. Low rise staircase with fitted stair lift to

First Floor Landing –

Wall mounted intercom entry receiver unit. Telephone point. 'Tunstall' emergency call unit. 'Creda' night storage heater. Double glazed window to side elevation. Access to loft space. Built in airing cupboard housing hot water tank, immersion heater and shelving. Deep walk-in storage cupboard with light and shelving.

Lounge/Diner – 18' 6" x 11' 2" (narrowing to 7'10) (5.63m x 3.40m)

Slimline electric wall heater and newly fitted 'Hyco' thermostatic wall heater with timer. TV aerial point. Double glazed window with 'Juliet Balcony' over looking communal gardens. Sliding doors to

Kitchen – 8' 3" x 7' 7" (2.51m x 2.31m)

1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface, cupboards below. Space and plumbing for automatic washing machine. Fitted 'Belling Format' electric cooker. Tiled splash backs. Adjacent work surface with matching range of wall and base cupboards and drawers. Tall fridge/freezer. Double glazed window to front aspect. Slimline wall heater. Newly laid laminate effect flooring. 'Xpelair' extractor. Emergency pull cord.

Bedroom – 12' 0" x 9' 5" (3.65m x 2.87m)

West facing double glazed window overlooking communal gardens. Slimline electric wall heater. Emergency pull cords.

Bathroom – 8' 2" x 9' 5" (2.49m x 2.87m)

White suite comprising panelled bath with twin grips and mixer tap, shower on slider rail over. Close coupled WC with push button flush. Wall tiling to half height and to shower area. Mirror fronted bathroom cabinet. Slip resistant flooring. Electric towel radiator. Obscure double glazed window to rear elevation.

Outside –

Attractive front aspect overlooking My Lords Lane. Own entrance to number 18. Communal gardens, drying lines and bin store area. NB. Emergency pull cords to alert careline are fitted to all rooms.

Tenure:- Service Charge April 2023 £175.26 per month.

A new lease is granted on Completion.



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.

