



12A Mengham Court, Goldring Close | PO11 9PX | £168,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this nicely presented modern 2 bedroom GROUND FLOOR apartment set in Mengham Court retirement complex, convenient to shops and Sea Front. The Hallway leads to a spacious Lounge/Diner, 'shaker style' Kitchen. Wet room and 2 Bedrooms. There are emergency pulley cords to alert the care manager which is monitored 24/7. The flat benefits from an electric heating system, double glazing, deep storage cupboard, separate airing cupboard and a door leading out to the south facing rear patio and well kept communal gardens. The lease will be renewed on completion.*

*No forward chain!*

- **Two Bedroom Ground floor flat in Retirement complex.**
- **Spacious Lounge/Diner.**
- **Electric wall heaters.**
- **Double glazing. Modern Wet room.**
- **'Shaker style' fitted Kitchen.**
- **24/7 Careline for emergencies.**
- **Pulleys fitted to each room for emergencies.**
- **Double glazed door leading out to own patio and communal Gardens.**
- **Nicely presented throughout.**
- **Convenient to local shops. No forward chain!**

**Leasehold | Council Tax Band: C**

The accommodation comprises:

**Double glazed panel glazed door to –**

Ramp (removable) leading to front door.

**Hallway –**

Dimplex night storage heater. Intercom entry system. Telephone point. Deep under stairs storage cupboard with coats hanging space, light, consumer unit and electric heater. Cupboard housing hot water tank, shelving and immersion heater.

**Lounge/Diner – 18' 5" x 12' 0" narrowing to 7'6" (5.61m x 3.65m)**

Dimplex night storage heater. TV aerial point. Telephone point. South facing double glazed window with fitted vertical blinds over looking gardens. Double glazed door leading out onto patio and gardens. Space for table and chairs. Sliding doors to

**Kitchen – 8' 3" x 7' 6" (2.51m x 2.28m)**

Work surface fitted to two sides with range of 'shaker style' wall and base cupboards and drawers. 1.5 bowl single drainer white enamel sink unit with mixer tap. Plumbed in 'Bosch' automatic washing machine. Inset 4-ring 'Zanussi' induction hob, oven below. Extractor fan. Glass fronted display cupboard. Fitted tumble drier. Fitted tall fridge/freezer. Tiled splash backs. Double glazed window to front aspect with fitted vertical blinds..

**Bedroom 1 – 13' 1" x 9' 1" (3.98m x 2.77m)**

Double glazed window to front elevation with vertical blinds.

**Bedroom 2 – 8' 8" x 8' 1" (2.64m x 2.46m)**

Double glazed window to garden aspect with fitted vertical blinds. Slimline electric wall heater.

**Wet Room –**

White suite comprising pedestal wash hand basin, close coupled, higher positioned WC, with soft closing lid and shower unit with french drain, pull-down seat and mixer shower. Hand rail. Ladder style towel radiator. Obscure double glazed window to front elevation. Slip resistant flooring. Wall tiling and bathroom cabinet.

**Outside –**

Small paved patio area for tubs etc with privacy fence each side. Communal gardens, drying lines, bin store area. Part time House Manager. 24/7 careline for when House Manager not in.

Tenure – Leasehold. Renewed lease given on completion of purchase.

Maintenance: £192.07 per month.

**N.B –**

Emergency system available if required (via wrist bracelet or necklace).

All windows have fitted vertical blinds which will be left by the current owner.

Furniture and soft furnishings available under separate negotiation.



**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.

