



21 Mengham Court | PO11 9PX | £175,000 Leasehold



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Internal viewing is highly recommended for this spacious 2 Bedroom, triple aspect corner apartment, set in the popular Mengham Court retirement complex, which is convenient to local shops/amenities, bus routes, doctors surgery and Hayling Sea Front with its views and pleasant coastal walks. You enter via the private front door into the Hallway which leads off to the Lounge/Diner, modern Kitchen, Shower room and 2 Bedrooms. There is double glazing, electric heating system and a door leading out onto a west facing private patio area and onto well maintained Communal grounds. Offered with no forward chain!

- **Two Bedroom ground floor apartment in Retirement complex.**
- **Spacious Lounge/Diner with window to side elevation.**
- **Electric wall heaters and double glazing.**
- **Gloss white fronted modern Kitchen.**
- **24/7 careline for emergencies.**
- **Modern shower room with power shower.**
- **Double glazed door leading out onto private patio area.**
- **Communal grounds. Convenient to shops and amenities. Age restricted.**
- **Leasehold with 97 years remaining.**
- **No forward chain!**

EPC: C ** Leasehold with 97 years remaining ** Council Tax Band: C

The accommodation comprises:

Part glazed door to –

Entrance Hallway –

Walk-in deep under stairs storage cupboard with light, electric meter, fuse box and coats hanging space.

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

Electric coal effect heater with wooden fireplace surround. Deep square bay double glazed window to side aspect. Space for table and chairs. Sliding doors to

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

Range of white gloss fronted units fitted to two sides. Single drainer stainless steel sink unit with mixer tap, set in work surface, cupboards below. Plumbed in automatic washing machine and dish washer. Attractive tiled splash backs. Wall cupboards over. Adjacent work surface with inset 'Belling' hob and eye level 'Indesit' oven and grill. Fitted midi fridge/freezer. double glazed window with fitted wooden venetian blind to front aspect. Xpelair extractor fan.

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

Double glazed window with fitted wooden venetian blind to rear elevation overlooking communal gardens. Ceiling light/fan. range of wall cupboards, two mirror fronted sliding wardrobes and two matching bedside drawer units.

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

Double glazed door leading out onto private paved patio area. Double mirror fronted sliding door wardrobe. Wall mounted 'care alert' system.

Shower Room –

Modern suite comprising close coupled WC with half inset wash hand basin, mixer tap set in vanity shelf, cupboard below. Chrome trim double shower cubicle with newly fitted power shower. Electric towel radiator. Attractive wall tiling Obscure double glazed window to front aspect. Wall mirror with light strip/shaver point over. Wall cabinet.

Outside –

Attractive front aspect overlooking My Lords Lane, own entrance to number 21. Communal gardens, drying lines and bin store area and private patio area.

There is a visiting house Manager onsite.

N.B –

Emergency pull cords are fitted to most rooms although this flat has blanked them off safely, except in the shower room.



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.

