



21 Heathlands Court, Dibden Purlieu SO45 4BB

paul jeffreys



21 Heathlands Court, Dibden Purlieu

A TOP FLOOR RETIREMENT FLAT

Within walking distance of village centre where all amenities are available.

Double glazing, electric heating, residents' lounge, communal gardens, limited parking. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen with oven & hob, bedroom, bathroom.

ENTRANCE HALL Deep airing cupboard, storage cupboard, access to loft space.

LOUNGE c.5.69m x 3.25m (18'8" x 10'8"). Free-standing fire surround with fitted electric fire, night storage heater, TV point, telephone point, glazed double doors to:

KITCHEN c.2.29m x 1.68m (7'6" x 5'6" average measurements). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktops, low level cupboards and drawers, space for fridge, freezer and washing machine. Fitted 4 ring electric hob with extractor over, base unit housing 'Electrolux' oven with cupboards above and below, wall cupboards, 'Dimplex' wall heater.

BEDROOM c.4.09m x 2.82m (13'5" x 9'3"). Mirror fronted wardrobe cupboards, night storage heater, telephone point.

BATHROOM Fully tiled walls, panelled bath with plumbed in shower over, vanity hand basin with cupboard beneath and shaver/light fitting over, low level WC suite.

OUTSIDE Communal gardens and limited parking.

COUNCIL TAX BAND 'C' – payable 2017/18 - £1,440.13.

EPC RATING 'B'.

TENURE The Agents are advised this property is LEASEHOLD, held for a residue of 125 year lease from 1st June 2003. The Ground Rent is £182.50 twice yearly and the current Service Charge is £1,099.77 twice yearly.

GROSS SQUARE MEASUREMENTS 46.3 sq. metres (497.9 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left, proceed across the roundabout to Dibden Purlieu village passing through the shops and Heathlands Court will be seen on the left hand side, just before the Heath Hotel (Table Table).

NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

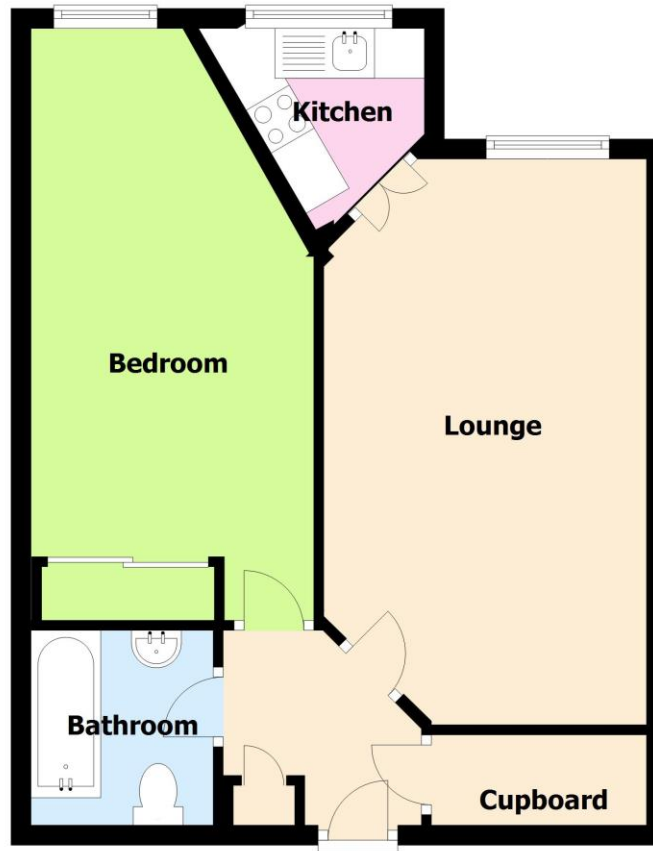
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/7.17



Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 46.3 sq. metres (497.9 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92