



24 Heathlands Court, Dibden Purlieu, SO45 4BB

paul jeffreys



24 Heathlands Court, Dibden Purlieu

A TOP FLOOR RETIREMENT FLAT

Within walking distance of the 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 Large airing cupboard, 2 storage cupboards, access to roof space.

LOUNGE/DINING ROOM c. 8.10m x 3.91m narrowing to 3.41m (26'7" x 12' 10" narrowing to 11'2") Night storage heater, TV and telephone point, roof light window, Georgian style double doors to:

KITCHEN c. 2.74m x 2.16m (9' x 7'1") Part tiled walls, worktop with inset single drainer stainless steel sink unit with cupboard beneath and space for refrigerator. Corner worktop with low level cupboards and drawers, space for freezer and fitted 'Electrolux' four ring electric hob, extractor over with adjoining range of wall cupboards. Base unit one end has an 'Electrolux' oven with cupboards above and below. 'Dimplex' wall heater, recessed worktop with space beneath for washing machine, separate plumbing.

BEDROOM c. 3.81m x 2.84m (12'6" x 9'4") excluding window recess. Double wardrobe cupboard with mirror and folding doors. Night storage heater, TV and telephone point.

BATHROOM Fully tiled walls, panelled bath with plumbed in shower over, vanity hand basin with cupboard beneath, low level WC suite, wall mirror, shaver light fitting, extractor fan, 'Dimplex' wall heater, electric heated towel rail.

OUTSIDE Communal gardens and limited parking.

COUNCIL TAX BAND 'D' payable 2017/18 £1,620.15

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 73.4 sq. metres (790.1 sq. feet) approx.

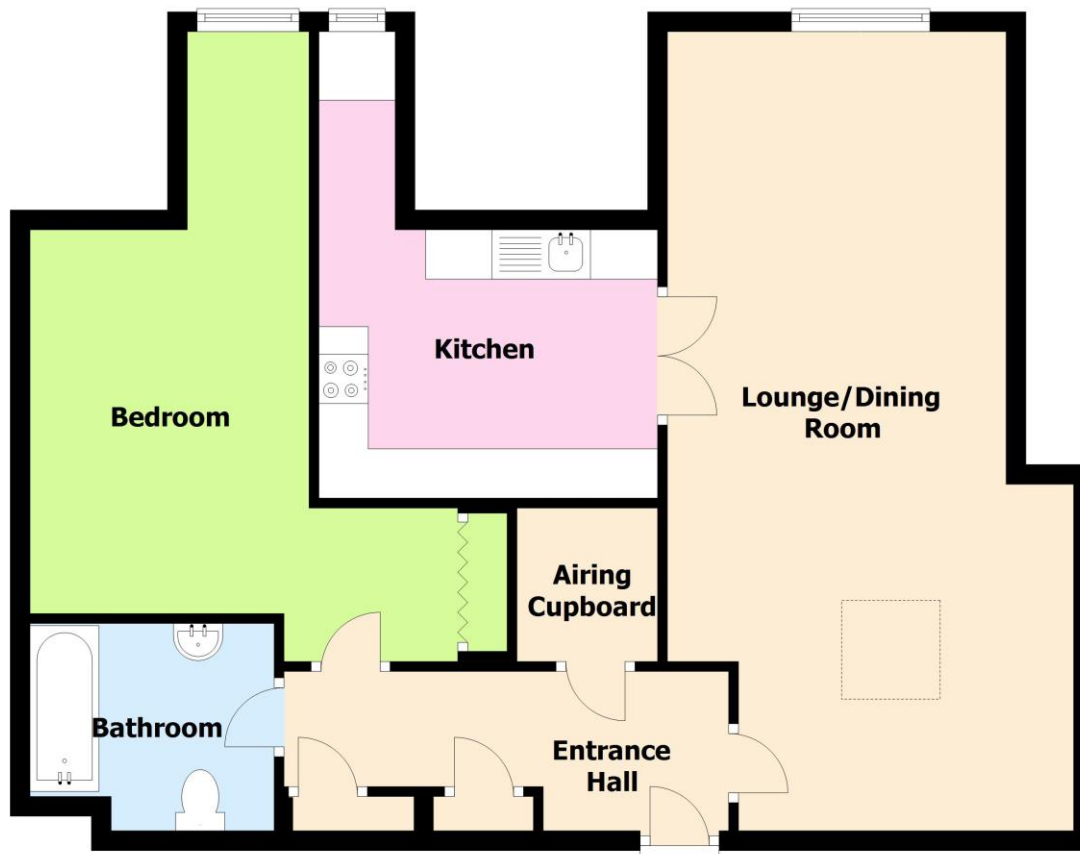
DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left, proceed across the roundabout to Dibden Purlieu village passing through the shops and Heathlands Court will be seen on the left hand side just before The Heath Hotel (Table Table).

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.



Ground Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 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.

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