



3 Davidson Close, Hythe SO45 6JT

£259,950

paul jeffreys



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A 2 BEDROOM GROUND FLOOR APARTMENT

Within a stone's throw of Southampton Water and a short level walk into Hythe village.

UPVC double glazed windows, gas central heating, 2 allocated parking spaces. NO CHAIN.

ACCOMMODATION

Communal entrance hall, entrance hall, open plan lounge/dining/ kitchen, 2 double bedrooms, en suite shower room, bathroom

COMMUNAL ENTRANCE HALL Security entry door system, front door to:

ENTRANCE HALL Telephone entry system, thermostat control, radiator, airing cupboard with 'Ideal Logic' gas fired boiler, shelving.

KITCHEN/LOUNGE/DINER c.5.58m x 5.31m to 4.24m (18'4" x 17'5" to 13'11"). Lounge Area – Double radiator, TV point, front aspect window and sliding patio door leading to DECKED BALCONY. Kitchen Area – Inset single drainer stainless sink unit with cupboards below & integrated 'Neff' washing machine and integrated 'Neff' dishwasher, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, wine rack. 'Neff' stainless steel gas hob with extractor hood over and electric double oven below, integrated fridge and freezer, recessed downlighters, tiled floor.

BEDROOM 1 c.4.95m x 3.05m (16'3" max. inc. built in wardrobes x 10'). Rear aspect window, radiator, full width range of built in double wardrobes, TV point, door to:

EN SUITE Comprising WC, pedestal wash hand basin with shaver socket, fully tiled shower cubicle with 'Ideal' shower, chrome heated towel rail, extractor fan, part half tiled walls.

BEDROOM 2 c.4.24m x 2.75m (13'11" x 9'). Radiator, TV point, sliding patio door leading to BALCONY.

BATHROOM White suite comprising panelled bath with fully tiled surround with mixer tap shower attachment, pedestal wash hand basin, WC with concealed cistern, tiled shelf, double radiator, shaver socket, extractor fan, recessed downlighters.

OUTSIDE 2 allocated parking spaces situated to the rear of the property.

COUNCIL TAX BAND 'C' – Payable 2019/20 - £1,583.05.

EPC RATING 'C'.

TENURE The Agents are advised this property is LEASEHOLD held on the residue of a 125 year lease from 2001. There are two service charges as follows: one payable to Britannia Gate for £1,314.01 pa which includes the buildings insurance. There is a further charge payable to Shipyards Estate for the upkeep of the exterior and communal garden areas on the estate, the cost of this if £266.21 pa. The annual ground rent is £125 pa.

GROSS SQUARE MEASUREMENTS 71.6 sq. metres (770 sq. feet) approx.

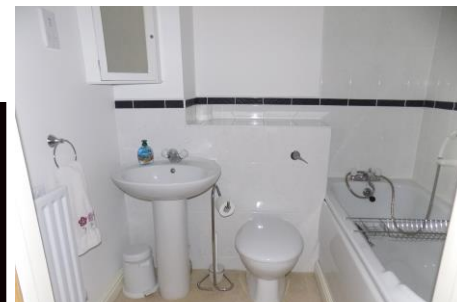
DIRECTIONS From our office proceed via St. Johns Street turning into Shore Road and take 1st left into Scott Paine Drive. As you reach the T Junction, the property will be seen on the left hand side (fronting Scott Paine Drive) indicated by our for sale board. If you turn left at the T Junction you will be in Davidson Close.

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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

PMD/HC/07.18



Ground Floor



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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