



16 Heathlands Court, Dibden Purlieu SO45 4BB

paul jeffreys



## 16 Heathlands Court, Beaulieu Road, Dibden Purlieu

A PURPOSE BUILT FIRST FLOOR RETIREMENT FLAT WITHIN WALKING DISTANCE OF DIBDEN PURLIEU CENTRE. DOCTORS, DENTIST, POST OFFICE & BUS STOP ALL CLOSE BY  
Electric heating, double glazing, residents' lounge, communal gardens, limited parking. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge/dining room, kitchen with oven & hob, 2 bedrooms, bathroom

**ENTRANCE HALL** Linen cupboard, broom cupboard, night storage heater.

**LOUNGE/DINING ROOM** c.8.09m x 3.29m(26'7" x 10'10"). Electric fire in attractive surround, night storage heater, TV point, telephone point, glazed double doors to:

**KITCHEN** c.2.72m x 2.66m (8'11" x 8'9" max. measurements). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktops, low level cupboards and drawers with washing machine, fridge and freezer to remain. Range of wall cupboards, fitted ceramic hob with extractor over, base unit housing 'Candy' oven with cupboards above and below.

**BEDROOM 1** c.4.78m x 2.78m (15'8" x 9'1"). Range of mirror fronted wardrobe cupboards, TV point, night storage heater.

**BEDROOM 2** c.4.78m x 3.13m (15'8" x 10'3" max.). Electric convector heater.

**BATHROOM** Fully tiled walls, panelled bath with plumbed in shower over, vanity hand basin with cupboards beneath, low level WC suite, mirror fronted medicine cabinet, shaver/light fitting, heated towel rail and 'Dimplex' fan heater.

**OUTSIDE** Communal gardens and limited parking.

**COUNCIL TAX BAND** 'D' – payable 2019/20 - £1,780.73.

**EPC RATING** 'C'.

**SERVICE CHARGE** For 2018/19 - £3,156.67. The first six months of 2019/20 - £1,534.13.

**TENURE** LEASEHOLD held for the residue of 125 years from 1<sup>st</sup> June 2003 with an initial Ground Rent of £425 for the first 23 years, thereafter the Ground Rent is linked to the retail price index after 23 years and each successive 21<sup>st</sup> anniversary thereafter.

**GROSS SQUARE MEASUREMENTS** 66.7 sq. metres (718.3 sq. feet) approx.

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn. At the roundabout proceed across and pass through Dibden Purlieu village centre, where Heathlands Court will be seen on the left hand side approx. 100 yards before the roundabout.

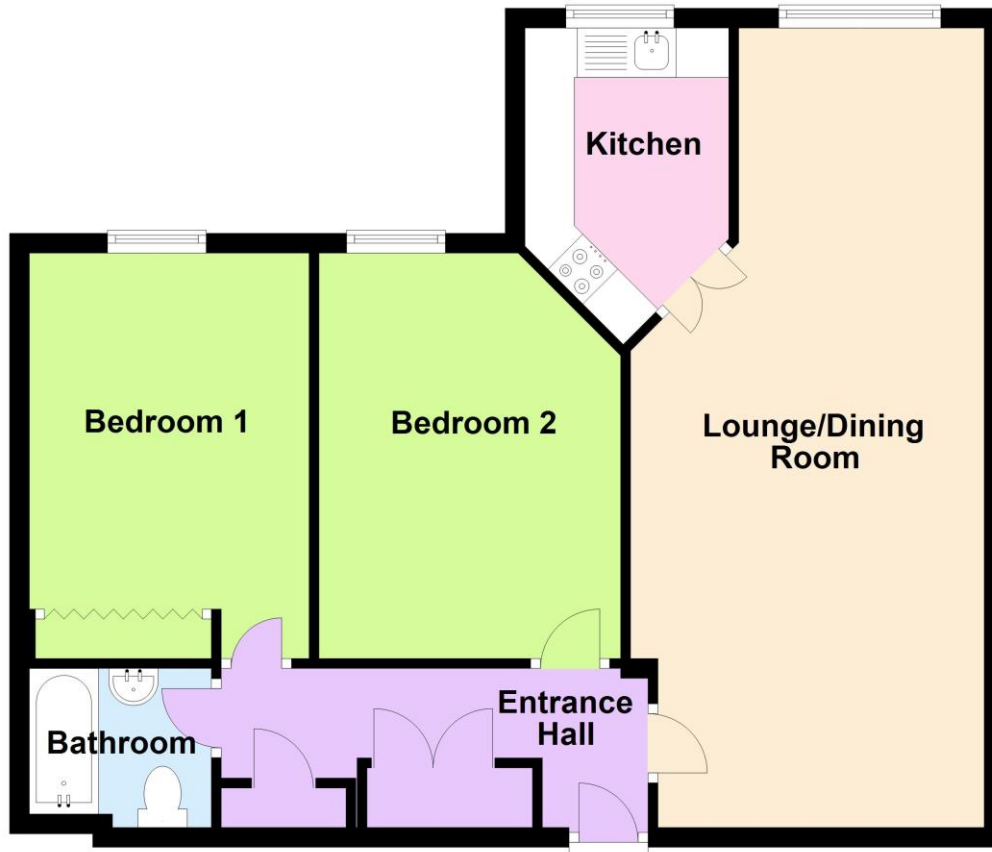
**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**

JRS/HC/05.19



## 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.

independent estate agents

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