



11a Knightwood Road, Hythe SO45 6JP

paul jeffreys



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A PURPOSE BUILT FIRST FLOOR MAISONETTE
REFURBISHED WITHIN THE LAST TWO YEARS
EXTENDED LEASE.

Gas central heating, double glazing, glimpses of
Southampton Water. NO CHAIN.

ACCOMMODATION

Entrance vestibule, first floor landing, lounge, refitted kitchen,
two double bedrooms, refitted bathroom

GROUND FLOOR ENTRANCE HALL Double glazed front door, staircase to
first floor.

LANDING Access to roof space, linen cupboard.

LOUNGE c.4.11m x 3.91m (13'6" x 12'10"). Radiator, TV point,
telephone point.

KITCHEN c.2.92m x 2.75m (9'7" x 9'0"). Part tiled walls, refitted with
inset single drainer stainless steel sink unit and adjoining worktops with
low level cupboards & drawers and space for both washing machine,
fridge & freezer. Fitted 'Beka' induction hob with oven beneath and
stainless steel extractor over, range of wall cupboards, wall mounted gas
fired combination boiler, breakfast bar, ceiling downlighters.

BEDROOM 1 c.3.90m x 3.13m (12'10" x 10'3"). Radiator.

BEDROOM 2 c.3.09m x 3.09m (10'2" x 10'2"). Radiator.

BATHROOM Fully tiled walls, refitted with panelled bath having mixer
taps & shower fitment, pedestal hand basin, low level WC suite, radiator.

OUTSIDE Communal gardens.

COUNCIL TAX BAND 'A' – payable 2019/20 - £1,187.29.

EPC RATING 'D'.

TENURE LEASEHOLD held on 175 year lease from 2010 with an annual
ground rent of £100 per annum increasing by £100 every 25 years.
Maintenance charge £500 per annum.

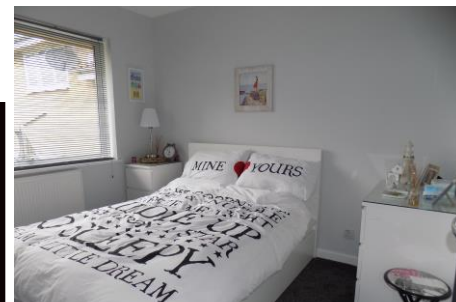
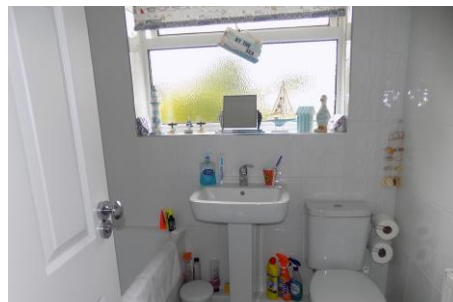
GROSS SQUARE MEASUREMENTS 57.3 sq. metres (616.7 sq. feet)
approx.

DIRECTIONS Leave Hythe via New Road and South Street and on
reaching Langdown Lawn turn immediately left into Windrush Way. At
the end turn right into Knightwood Road with the property being on the
right hand side, indicated by our For Sale board.

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.

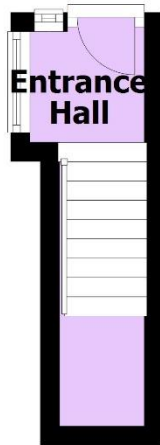
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/06.19



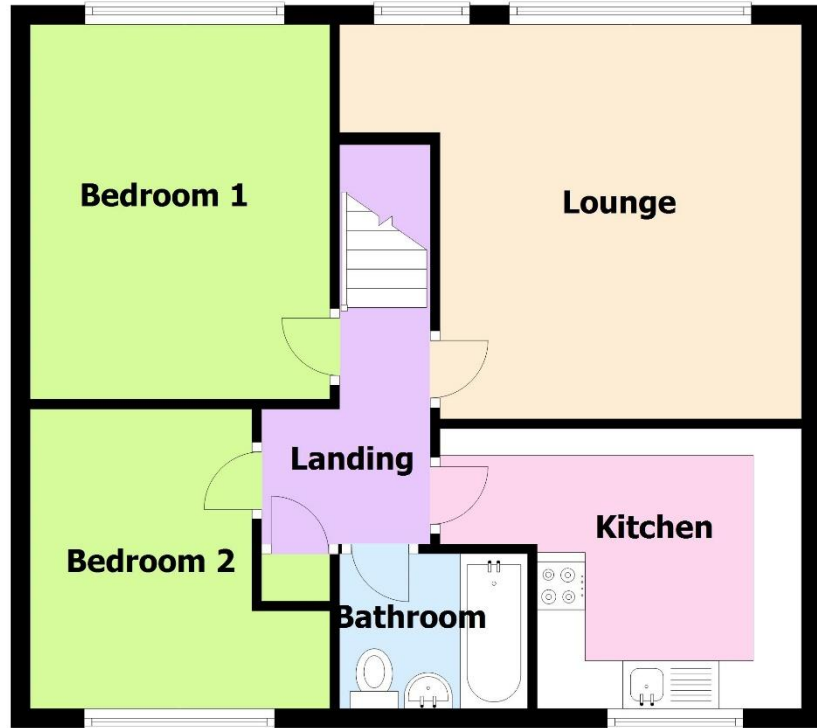
Ground Floor

Approx. 4.0 sq. metres (42.9 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 61.3 sq. metres (659.7 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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