



57 Kensington Fields, Dibden Purlieu SO45 5RX

paul jeffreys



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A ONE BEDROOM FIRST FLOOR FLAT
In need of complete modernisation, on a short lease.
parking space, ideal investment, NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, bathroom

ENTRANCE HALL Wooden front door, loft hatch with access to roof space and door to:

LOUNGE c.3.89m x 2.94m (12'9" x 9'8"). Electric heater, TV point, telephone point, box bay window and door to:

KITCHEN c.2.58m x 2.43m (8'6" x 8'). Range of base units with cupboards and drawers, gas hob and oven. Stainless steel sink unit, tiled splash backs, space and plumbing for automatic washing machine and built-in fridge freezer. Range of wall cupboards and front aspect window.

BEDROOM c.2.90m (including wardrobes) x 2.37m (9'6" x 7'9). Built-in wardrobes and rear aspect window.

BATHROOM WC, pedestal wash hand basin and panelled bath with electric shower overhead and tiled surround. Airing cupboard with immersion heater and front aspect window.

OUTSIDE

FRONT: Parking space.

REAR: Communal gardens.

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

EPC RATING To be confirmed

GROSS SQUARE MEASUREMENTS 38 sq meters (408 sq. feet).

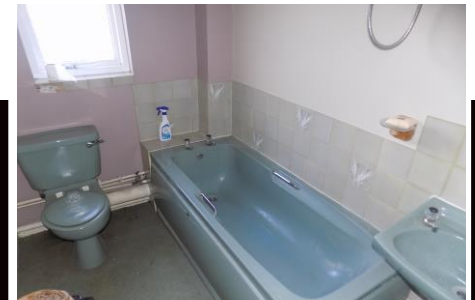
TENURE The Agents are advised this property is LEASEHOLD with a residue of 68 years remaining.

DIRECTIONS Leave Hythe via New Road leading on to Langdown Lawn. Continue along this road and proceed to the White Water Rise roundabout and take the third exit on to Upper Mullins Lane which eventually leads in to Challenger Way. When on Challenger Way, take the second exit into Kensington Fields and the property is situated at the end on the left hand side.

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

MJD/TW/08.19



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.

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