



46 Davidson Close, Hythe SO45 6JT

paul jeffreys



## 46 Davidson Close, Hythe

### AN EXTREMELY WELL PRESENTED TOP FLOOR APARTMENT WITH DIRECT UNINTERRUPTED VIEWS OF SOUTHAMPTON WATER

Short level walk of Hythe village & marina, kitchen with all built-in appliances, 2 double bedrooms, allocated parking, 3.05m/10' ceiling height. NO CHAIN

#### ACCOMMODATION

Communal entrance hall, lounge, balcony, kitchen, 2 double bedrooms, en-suite shower room, bathroom.

COMMUNAL ENTRANCE HALL with security entry phone, stairs to all floors.

ENTRANCE HALL Radiator, thermostat control, storage cupboard, airing cupboard with lagged tank and immersion, hatch to loft space.

LOUNGE c.5.86m x 3.46m (19'3" x 11'4"). Sliding patio door to balcony, 2 radiators, T.V. and telephone points, open access to :-

BALCONY with direct uninterrupted views of Southampton water.

KITCHEN c.2.88m x 2.74m (9'5" x 9'). Comprising 1.5 inset single drainer sink unit with cupboard below & integrated dish washer. Range of base units with cupboards & drawers with worktops above & tiled splash backs with concealed lighting over, integrated washing machine and integrated fridge and freezer. Range of wall cupboards, one housing 'Potterton' gas fired boiler, 'Neff' stainless steel gas hob with 'Neff' extractor hood over, 'Neff' stainless steel oven below, front aspect windows.

BEDROOM 1 c.4.09m x 3.00m (13'5" x 9'10"). Built-in triple door wardrobe, radiator, T.V. and telephone points. Door to:

EN-SUITE White suite comprising pedestal wash hand basin, W.C. enclosed fully tiled shower cubicle, half tiled walls, heated towel rail, extractor fan, light/shaver socket.

BEDROOM 2 c. 2.91m x 2.74m (9'7" x 9') Radiator, T.V. point, front aspect window.

BATHROOM White suite comprising panelled bath with fully tiled surround, W.C. pedestal wash hand basin. Heated towel rail, light/shaver socket, extractor fan, part tiled walls. Front aspect window.

OUTSIDE One allocated parking space. There is further visitors parking space as well.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 65.9 sq. metres (709 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. We understand the property is held on the residue of a 125 year lease. The general maintenance is £1,377.99 pa payable to Britannia Gate Residents Association Ltd. There is also an estate maintenance charge of £231.85 pa payable to The Shipyard Estate Residents Association Ltd.

DIRECTIONS From our office proceed via St Johns Street, pass the new LIDL then take the 2<sup>nd</sup> turning on the left hand side into Shore Road. Take the 1<sup>st</sup> turning left into Scott-Paine Drive and follow this road all the way along to the junction turning left into Davidson Close and after a short while turn right where you'll see the block at the end of the 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.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK  
PMD/JH/11.19



## 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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 Paul Jeffreys Estate Agents

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