



5 Davidson Close, Hythe SO45 6JT

paul jeffreys



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AN IMMACULATE & SPACIOUS FIRST FLOOR APPARTMENT WITH SUPERB SEA VIEWS ACROSS GREEN

Short level walk of Hythe village & marina. Utility room, very spacious open plan lounge/dining/kitchen, 2 allocated parking spaces. NO CHAIN

ACCOMMODATION

Communal entrance hall, open plan lounge/dining/kitchen, all appliances built-in, utility room, 2 double bedrooms, en-suite shower room, bathroom.

COMMUNAL ENTRANCE HALL with security entry-phone, stairs.

ENTRANCE HALL. Radiator, thermostat control, doors to all rooms.

OPEN PLAN LOUNGE/DINING/KITCHEN c.8.45m x 4.26m to 2.88M (27'9" x 14' to 9'5") Room is 'L' shaped. KITCHEN AREA comprising inset 1.5 bowl single drainer unit with cupboard below & integrated NEFF dishwasher, range of base units with cupboards and draws and granite work tops above with tiled splashbacks & concealed lighting, range of wall cupboards, NEFF stainless steel hob with stainless steel extractor hood over and stainless steel oven below, integrated fridge & freezer, tiled floor, extractor fan, window. Door to utility room. Open access to: LOUNGE/DINING AREA 2 radiators, TV point, large double aspect window being full height giving superb views across the green and over Southampton water. Fully glazed door leading to BALCONY. 2 further windows.

UTILITY ROOM c.1.94m x 1.74m (6'4" x 5'9"). Comprising inset single drainer sink unit with cupboards below and integrated NEFF washer/dryer, 1 base unit, worktops with tiled splashbacks, wall cupboards, further cupboard housing VIESSMANN gas fired boiler, extractor fan.

BEDROOM 1 c. 4.37m x 3.05m (14'4" x 10') 2 built-in double wardrobes, radiator, telephone point, window with view over Southampton water,

Door to: EN-SUITE. White suite comprising, pedestal wash hand basin, close coupled WC, fully tiled shower cubicle, tiled recess, part tiled walls,

BEDROOM 2. c. 4.35m x (14'3" x 8'1") window with view of Southampton water, radiator.

BATHROOM White suite comprising panelled bath with fully tiled surround with mixer tap shower attachment with folding shower screen, pedestal wash hand basin, close coupled WC, radiator, shaver socket, extractor vent, recessed down-lighters.

OUTSIDE Two allocated parking spaces.

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

EPC RATING tba.

GROSS SQUARE MEASUREMENTS 76.1sq. metres (819.7sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. We understand the property is held on the residue of 125 year lease from 2001. The general maintenance of the building is £1,897.35 per annum payable to Britannia Gate Residence Association & also a fee of £266.21 payable to Shipyards Residence Association Ltd which covers the upkeep of the communal external areas on the estate. The annual ground rent is £125 per annum.

DIRECTIONS From our office proceed via St Johns Street passed the new Lidl then take the 2nd turning left into Shore Road. Take the 1st left turn into Scott-Paine drive & follow this road through to the junction which is Davidson Close & the property will be found on the left hand corner.

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

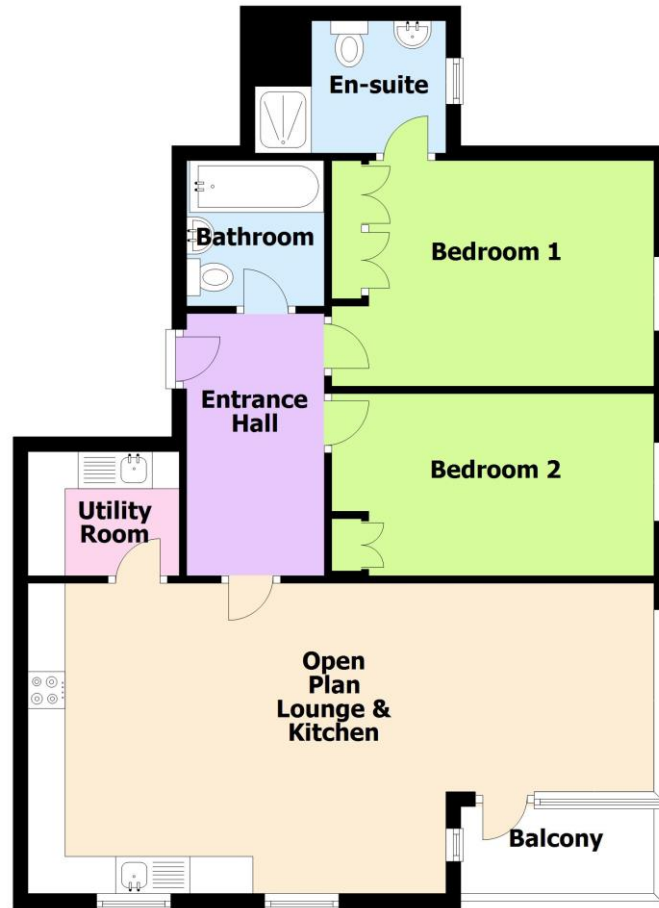
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/JH/01.20



Ground Floor

Approx. 76.1 sq. metres (819.7 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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