



2 Cooper House, New Road, Hythe SO45 6BP

paul jeffreys



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A COMPLETELY REFURBISHED SPACIOUS FIRST FLOOR ONE BEDROOM APARTMENT WITHIN THE CENTRE OF HYTHE VILLAGE

Being a very short walk to Southampton Water, electric heating

ACCOMMODATION

Communal entrance hall, hall, open plan lounge/dining/kitchen, one bedroom, bathroom

COMMUNAL ENTRANCE HALL with entry phone system.

ENTRANCE HALL Electric heater, airing cupboard with lagged tank and immersion.

OPEN PLAN LOUNGE/DINING/KITCHEN c. 5.64 x 3.81m to 3.43m (18'6" x 12'6" to 11'3") (the room is a slightly irregular shape)

LOUNGE AREA: Electric heater, telephone point, T.V. point. Large rear aspect window.

KITCHEN AREA: Modern dark grey units comprising inset single drainer sink unit with cupboard below and integrated washer dryer, range of base units with cupboards and drawers with work tops above. Integrated fridge and freezer. 'Zanussi' electric ceramic hob with extractor hood over and 'Zanussi' electric oven below, splashback. Range of wall cupboards, tiled floor, recess downlighters, side aspect window.

BEDROOM c.3.66m x 2.75m (12' x 9' 1" excluding door recess). Electric heater, large walk in cupboard with further access to storage. Rear aspect window.

BATHROOM White suite comprising wash hand basin, close coupled W.C., panelled bath with mixer taps, shower attachment over and part tiled walls with shower screen. Extractor fan, fully tiled walls and tiled floor, chrome heated towel rail, recess downlighters, rear aspect window.

OUTSIDE Integrated bike and bin store.

COUNCIL TAX BAND 'B' - payable 2020/21 - £1,443.92.

EPC RATING 'E'

GROSS SQUARE MEASUREMENTS 45.4 sq. metres (488.7 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the remainder of 125 year lease. We understand the maintenance charge, which includes building insurance, is £100 per month.

DIRECTIONS From our office proceed along The Marsh into New Road and the block will be found as the last building on the right hand side before the car park.

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

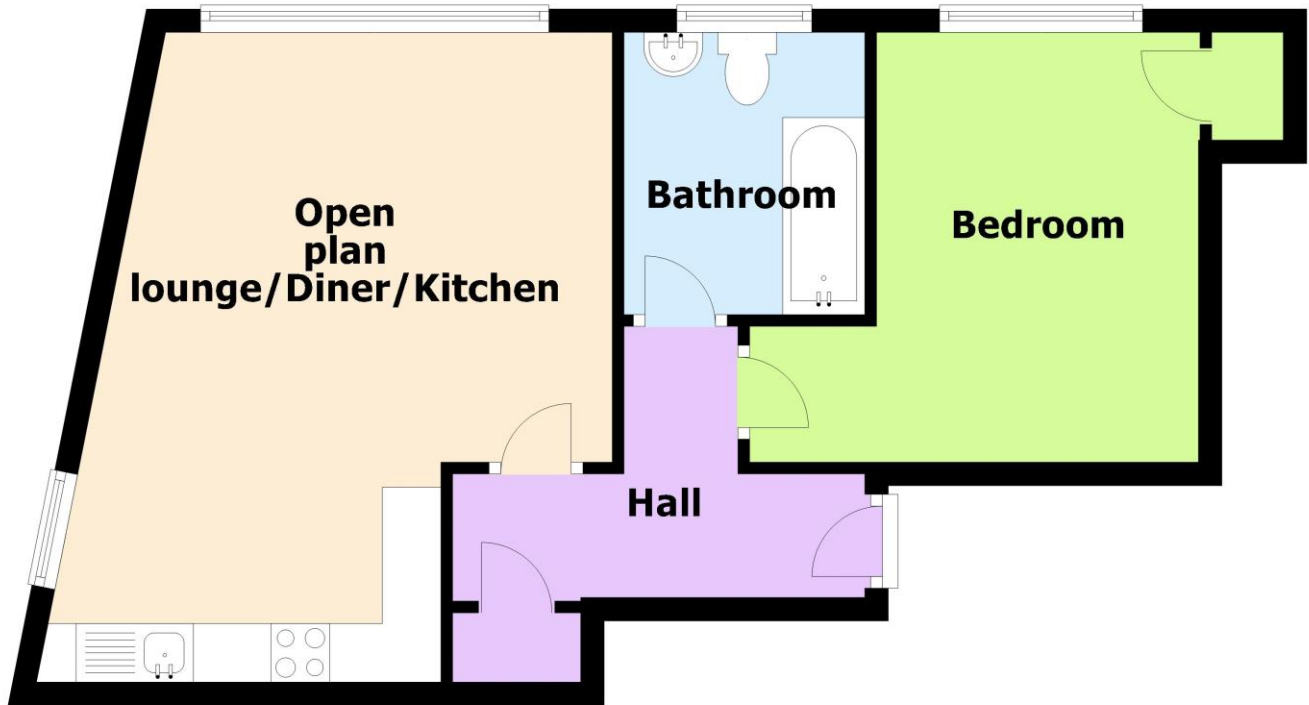
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/BH/11.2020



Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 45.4 sq. metres (488.7 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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