



Flat 21, Heathlands Court, Dibden Purlieu SO45 4BB

£132,500

paul jeffreys



## Flat 21, Heathlands Court, Beaulieu Road, Dibden Purlieu

A 2<sup>ND</sup> FLOOR ONE BEDROOM RETIREMENT APARTMENT  
With very short level walk of doctors surgery, local shops and Beaulieu Heath. Benefits from washing machine. Electric heating, UPVC double glazed windows, guest flat, small residents lounge. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, bedroom, shower room

COMMUNAL ENTRANCE HALL/RESIDENTS LOUNGE Lift and stairs to all floors.

ENTRANCE HALL Large airing cupboard with electric water heater/immersion, further small cupboard with fusebox.

LOUNGE/DINING ROOM c.5.72m x 3.24m (18'9" x 10'7"). Electric fire with surround, storage heater, TV point, front aspect window, glazed double doors leading to:

KITCHEN c.2.32m x 2.52m (7'7" x 4'7" min. as room is partly triangular shaped). Comprising inset single drainer stainless sink unit with one cupboard below and space & plumbing for automatic washing machine, adjoining worktop with space for fridge, one base unit cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Electrolux' hob, 'Electrolux' electric oven with cupboards above & below, further space below worktop for freezer, electric fan heater, front aspect window.

BEDROOM c.4.11m x 2.81m (13'5" excl. wardrobes x 9'2"). Storage heater, TV & telephone point, built-in wardrobes with mirrored doors, front aspect window.

SHOWER ROOM Fully tiled walls comprising walk-in shower cubicle with plumbed in shower, wash hand basin in vanity unit, close coupled WC, light/shave socket, extractor fan, electric wall heater.

OUTSIDE There is a small area of gardens and a limited parking area.

COUNCIL TAX BAND 'C' - payable 2024/25 - £1,982.87.

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 47.3 sq. metres (508.7 sq. feet) approx.

TENURE LEASEHOLD, held on the residue of a 125 year lease dated from 2003. The maintenance/service charge is, we understand, £2882.00 per annum, this is paid in 2 instalments of £1441 per half year. GROUND RENT £365 per annum, paid in 2 instalments of £182.50.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn and proceeding over the roundabout into Beaulieu Road, passing through the centre of Dibden Purlieu and Heathlands Court will be found on the left hand side before the roundabout.

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

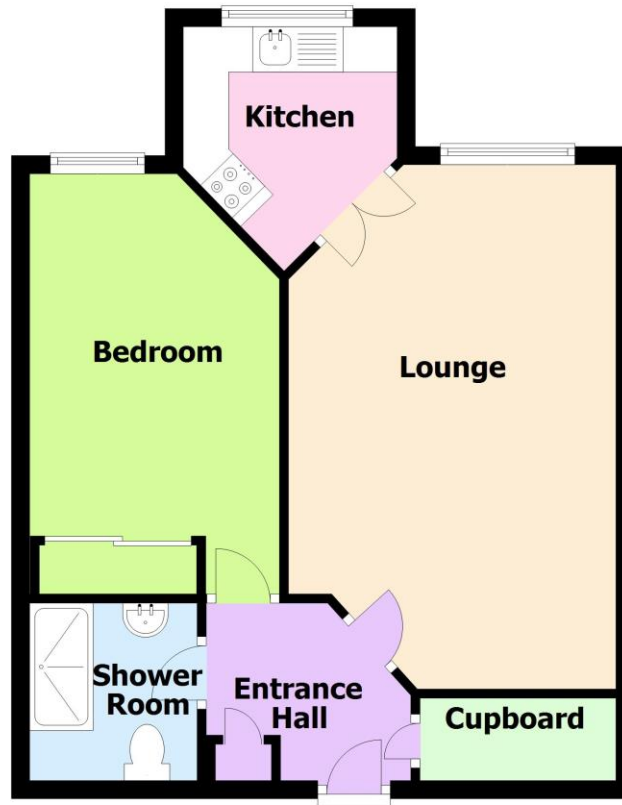
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/02.23



## Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 47.3 sq. metres (508.7 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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