



9 Ranmore Court, Dibden SO45 5WJ

£139,950

paul jeffreys





## 9 Ranmore Court, Dibden

A PURPOSE BUILT GROUND FLOOR ONE BEDROOM FLAT  
WITH RESIDUE OF LONG LEASE  
Newly redecorated with new carpets, gas central heating with  
replacement boiler. NO CHAIN.

### ACCOMMODATION

Communal entrance hall, hall, lounge, kitchen, double bedroom,  
bathroom, walk-in storage cupboard

COMMUNAL ENTRANCE HALL With security entry system.

ENTRANCE HALL With recently replaced composite front door, radiator,  
wood laminate flooring, airing cupboard with radiator.

LARGE WALK-IN STORE c.2.22m x 1.29m (7'3" x 4'3"). With worktop  
with one cupboard below.

LOUNGE c.4.27m x 3.34m (14' x 10'11"). Front aspect box bay window,  
double radiator, TV point.

KITCHEN c.3.19m x 2.38m (10'5" x 7'9"). Comprising inset acrylic single  
drainer sink unit with cupboards below and adjoining worktop with space  
and plumbing for automatic washing machine, range of base units with  
cupboards and drawers with worktops above and tiled splashbacks, range  
of wall cupboards, space for cooker with externally vented extractor hood  
over, tiled floor, radiator, spotlights, 'Worcester' gas fired combination  
boiler (replaced in 2017). Rear aspect window.

BEDROOM c.4.27m x 2.97m (14' x 9'9"). Front aspect window, radiator.

BATHROOM White suite comprising panelled bath with fully tiled  
surround, 'Trton T80' electric shower over, pedestal wash hand basin,  
WC, half tiled walls, radiator, cupboard, rear aspect window.

OUTSIDE Communal gardens, PARKING SPACE FOR ONE CAR.

COUNCIL TAX BAND 'A' - payable 2023/24 - £1,411.67.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 48.6 sq. metres (522.8 sq. feet)  
approx.

TENURE The Agents are advised this property is LEASEHOLD held on the  
residue of a 125 year lease from November 1999. The annual service  
charge is £357.08 being paid quarterly in advance, ground rent £10 per  
annum.

DIRECTIONS Leave Hythe via Southampton Road turning left into  
Claypits Lane and on reaching the roundabout proceed over (still Claypits  
Lane) to the T junction, turning right into Cumberland Way. Continue to  
the Applemore Recreation Centre roundabout turning right and take  
turning right into Rowhill Drive and Ranmore Court will be found  
immediately in front of you.

AGENT'S NOTE The property is ex-local authority and, to our knowledge  
together with the vendor, it is the only privately owned property in the  
block.

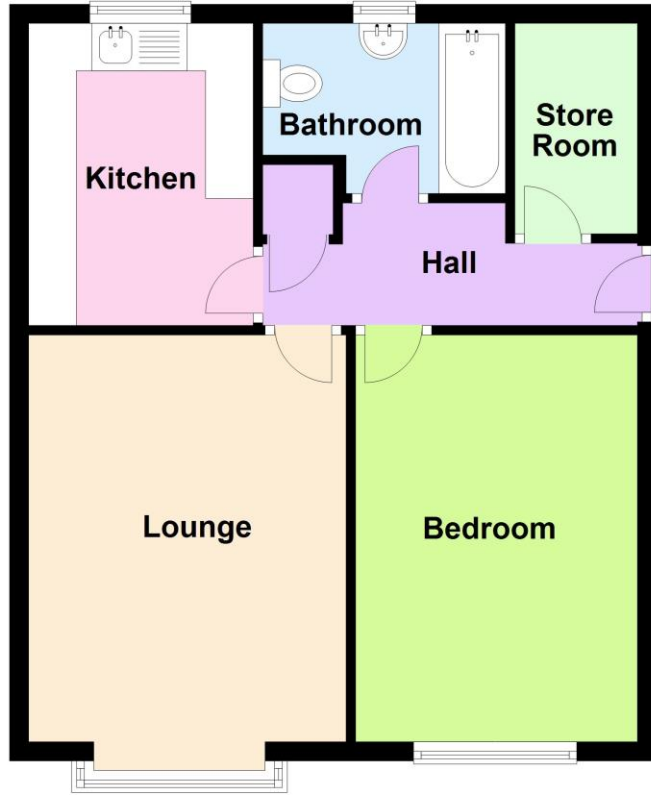
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED  
IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES  
AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL  
PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE  
PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK  
PMD/HC/05.23



## Ground Floor



Total area: approx. 48.6 sq. metres (522.8 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

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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