



Flat 17, Heathlands Court, Dibden Purlieu SO45 4BB

£139,950

paul jeffreys



## Flat 17, Heathlands Court, Beaulieu Road, Dibden Purlieu

### A 2 BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITHIN CENTRE OF DIBDEN PURLIEU

Close to local doctors, shops, cafes, etc.

Electric storage heaters, double glazing, washer/dryer in  
apartment, lift access  
NO CHAIN

#### ACCOMMODATION

Entrance hall, lounge/diner, kitchen,  
2 bedrooms, en suite, shower room

**ENTRANCE HALL** Front door, storage heater, side aspect window, airing cupboard with hot water tank, storage cupboard with fusebox, door to:

**LOUNGE/DINER** c.5.33m x 3.21m (17'6" x 10'2"). Telephone point, electric fire with surround, TV point, front aspect window, double doors to:

**KITCHEN** c.2.67m x 2.26m (8'9" x 7'5"). Range of base units with cupboards and drawers, 'Bendix' plumbed in washer/dryer, under-counter fridge and freezer, electric hob with extractor fan over, built in 'Electrolux' oven, worktops, tiled splashbacks, range of wall cupboards, front aspect window.

**BEDROOM 1** c.3.73m x 2.92m (12'5" x 9'7"). Radiator, built in wardrobes, side and front aspect windows, door to:

**EN-SUITE SHOWER ROOM** WC, pedestal wash hand basin, square shower cubicle, rear aspect window.

**BEDROOM 2** c.4.39m x 2.82m (14'5" x 9'3"). Electric storage heater, front aspect window.

**SHOWER ROOM** WC, wash hand basin, walk in shower, side aspect window.

**COUNCIL TAX BAND 'D'** - payable 2024/25 - £2,230.73.

**EPC RATING 'C'**.

**GROSS SQUARE MEASUREMENTS** 60 sq. metres (645.4 sq. feet) approx.

**TENURE** LEASEHOLD, we understand, held on residue of a 125 lease dated from 2003. The maintenance/service charge, we understand, is £4,300 pa, this includes water rates and buildings insurance. Ground rent £425 pa paid in two instalments of £212.50.

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn and proceed 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

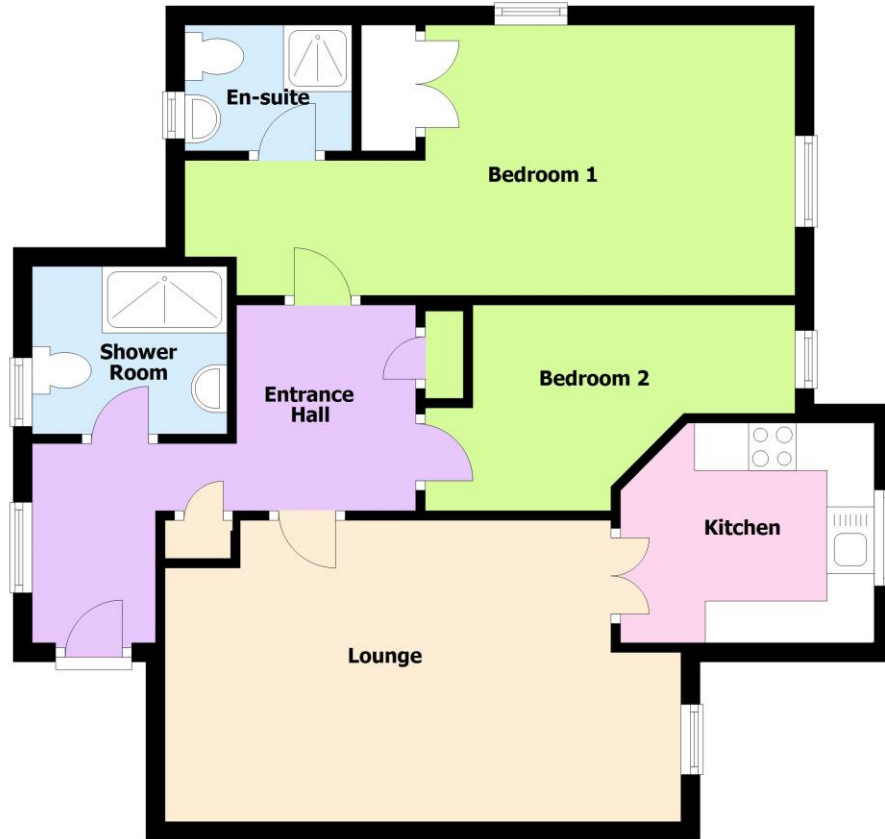
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

MJD/HC/09.23



## Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



Total area: approx. 60.1 sq. metres (647.4 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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