



21 The Village Mews, Marchwood SO40 4SX

£185,000

paul jeffreys



21 Village Mews, Vicarage Road, Marchwood

A 2 BED FIRST FLOOR APARTMENT

Within short walk of Marchwood village centre, electric heating, double glazing, allocated parking space. Vendor suited.

ACCOMMODATION

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

ENTRANCE HALL Wooden front door, hatch to loft space, intercom system, storage heater, storage cupboard, airing cupboard with hot water tank, door to:

LOUNGE/DINER c.5.66m x 3.15m (18'7" x 10'4"). Storage heater, TV point, telephone point, rear aspect window, archway to:

KITCHEN c.3.20m x 1.91m (10'6" x 6'3"). Range of base units with cupboards and drawers, 'Beko' fridge/freezer, electric hob with extractor fan over, stainless sink unit, tiled splashbacks, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.53m x 3.15m (11'7" x 10'4"). Electric storage heater, front aspect window.

BEDROOM 2 c.3.45m x 2.06m (11'4" x 6'9"). Storage heater, front aspect window.

SHOWER ROOM Recently refitted, WC with concealed cistern, wash hand basin in vanity unit, walk-in shower cubicle with plumbed in shower over, fully tiled walls, extractor fan.

OUTSIDE Communal gardens, which are mainly laid to lawn.

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,739.18.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 52.7 sq. metres (566.9 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 125 year lease from December 1987. The service charge is £1700 per annum paid quarterly to include buildings insurance, communal electricity, water rates, maintenance of communal areas and upkeep of garden.

DIRECTIONS Leave Hythe via Southampton Road and before the A326 turn right signposted Marchwood and proceed along this road to the centre of Marchwood. Turn left at the precinct of shops and the property will be found at the end in one of the middle blocks.

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.

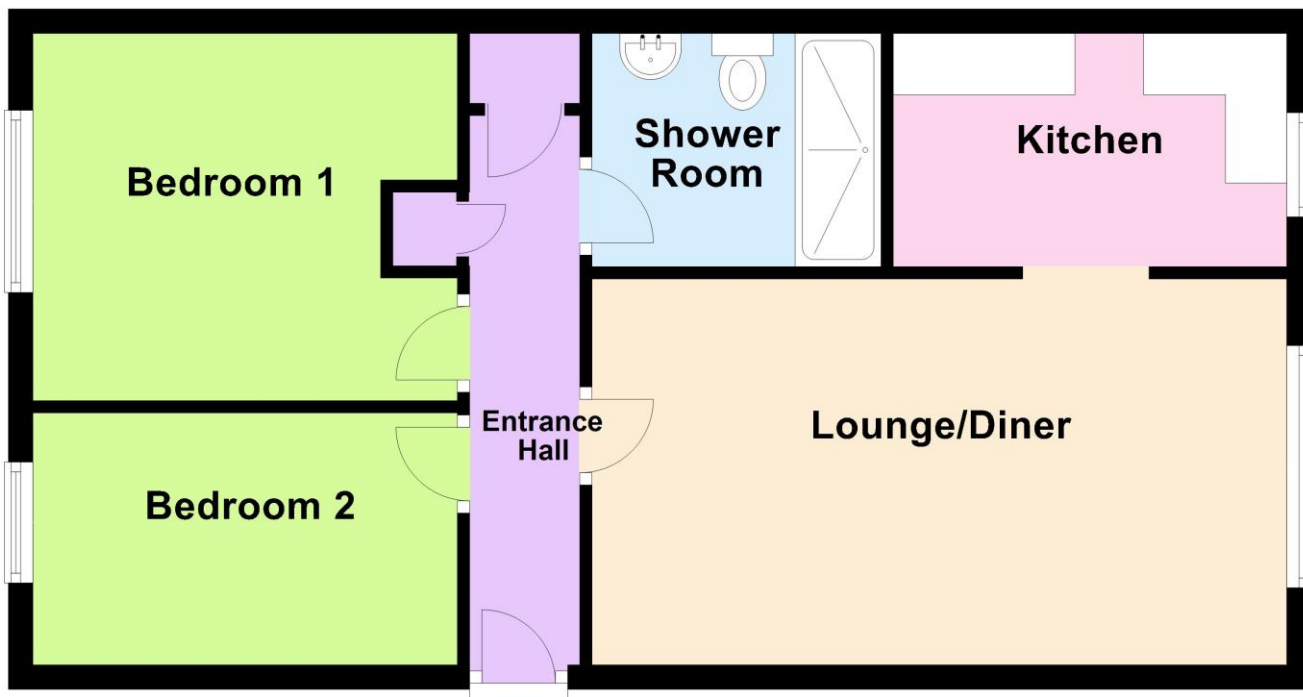
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 52.7 sq. metres (566.9 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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