



8 Admiralty Way, Marchwood SO40 4AQ

£239,950

paul jeffreys



A FIRST FLOOR 2 BEDROOM APARTMENT CLOSE TO
WATERFRONT, EASY WALK OF VILLAGE CENTRE
Gas central heating, double glazing, 2 allocated parking spaces

ACCOMMODATION

Communal Entrance Hall with storage cupboard with security entry system, lobby with front door leading to the Apartment.

ENTRANCE HALL Radiator, entry telephone, storage cupboard and telephone point.

LOUNGE/DINING ROOM c.5.04m x 4.01m (16'1" x 13'1"). Double aspect room with two double Juliet balconies, two double radiators, TV point leading to:

KITCHEN c.2.00m x 2.07m (7'1" x 9'). Refitted. Inset stainless steel one and a half bowl single drainer sink unit, cupboards below. Integrated 'Hotpoint' washer/dryer, range of base units with cupboards and drawers with worktops above with upstand, range of wall cupboards. Gas 'Hotpoint' hob, splashback and stainless steel extractor hood. Built in 'Montpelier' electric single oven with cupboards above and below. Space for fridge/freezer and glazed double doors leading to balcony.

BEDROOM 1 c.4.50m x 2.90m (13' x 9'1"). Double aspect with two Juliet balconies, radiator and door to:

EN SUITE Fully tiled shower cubicle, plumbed in 'Aqualisa' shower, pedestal wash hand basin, WC, radiator, extractor fan, shaving socket, half tiled walls.

BEDROOM 2 c.3.10m x 2.80m (10'x 9'1"). Single radiator, side aspect window, double cupboard 'Worcester' combination boiler.

BATHROOM White suite comprising panelled bath with mixer taps, shower attachment, nearly fully tiled surround. Wash hand basin in vanity unit with tiled splashback with mixer tap. WC and tiled shelf behind. Illuminated mirror, shower socket, extractor fan and single radiator.

OUTSIDE

Communal garden with bushes and shrubs and 2 allocated parking spaces.

COUNCIL TAX BAND 'B' – payable 2025/26 - £1,825.21.

EPC RATING 'B'

GROSS SQUARE MEASUREMENTS 62 sq. metres (668 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD.



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.

DIRECTIONS Leave Hythe via Southampton Road and before the A326 turn right, signposted Marchwood. Proceed along this road to centre of Marchwood, following the round around to a Roundabout which is an industrial park, follow the road over and it is the next right. Follow into Admiralty Way and turn left where the Car Park will be found.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

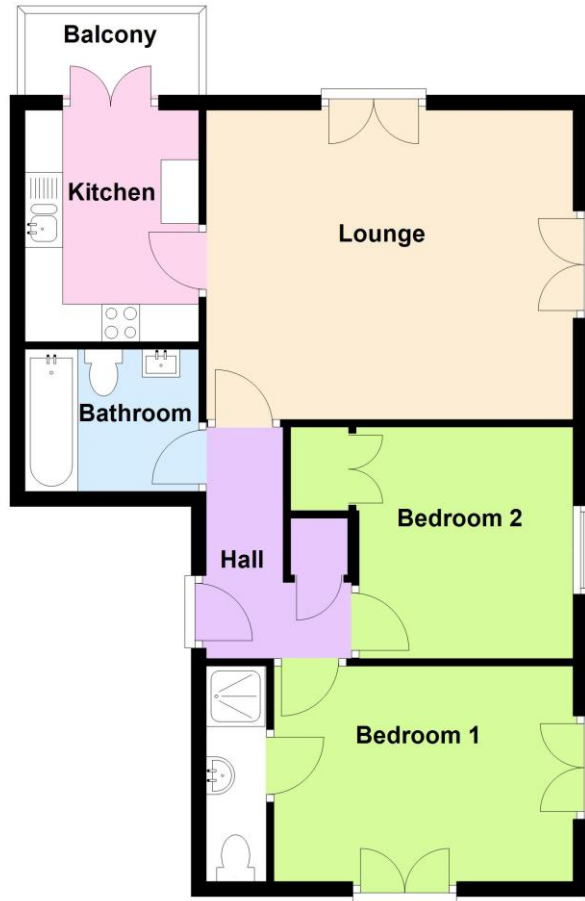
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Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.1 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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