



McCarthy & Stone  
RESALES

23 Limewood St. Marys Road, Hayling Island, PO11 9FE  
Asking price £220,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 23 Limewood St. Marys Road, Hayling Island, PO11 9FE

A FANTASTIC ONE BEDROOM FIRST FLOOR McCarthy Stone Apartment situated in the perfect location for independent living for the over 60s.

## Summary

Limewood is a modern Retirement Living development located in the Gable Head area of Hayling Island, just half a mile from the beautiful island seafront and beaches. The development offers a collection of 33 modern one and two bedroom apartments in close proximity to numerous local amenities including a Lloyds Pharmacy, a Health Centre, Library and a bowling green. To the south of the Gable Head area is a larger shopping area known as Mengham Road, convenient for supermarkets, a post office, banks, butchers and clothes shops and cafes. For beautiful local charm and character visit Langstone Harbour or take a walk along the Billy Trail, which runs along the west coast of the island and offers stunning views and peaceful surroundings. Limewood is in an excellent location to reach surrounding areas including Chichester, Portsmouth and Havant.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The apartment benefits from underfloor heating throughout with the addition of electric heaters also.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in Utility Room/airing cupboard containing plumbed in 'Bosch' washer dryer, hot water boiler and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

## Living Room with Spacious Balcony

Spacious Living/Dining room benefitting from a glazed patio door with window to side opening onto a large covered balcony with views over the landscaped gardens. TV and BT points. Fitted carpets, raised electric power sockets. Part glazed door leading into Kitchen.

## Kitchen

Modern fully fitted kitchen with tiled floor and double glazed window. Features include waist high Bosch oven, Bosch ceramic hob, stainless steel Bosch extractor hood and a fitted Bosch fridge/freezer.

## Bedroom

Spacious double bedroom with large walk-in wardrobe, raised power points. TV and BT points. Window overlooking gardens.

## Shower Room

Fully tiled fitted with suite comprising of level access walk-in shower, WC, vanity unit with sink and illuminated mirror with integrated shaver socket, heated towel warmer, grab rail in shower, extractor ventilation, white sanitary ware with high quality fittings. Underfloor heating

## Service Charge (Breakdown)

- Cleaning of communal windows, and inner communal areas
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

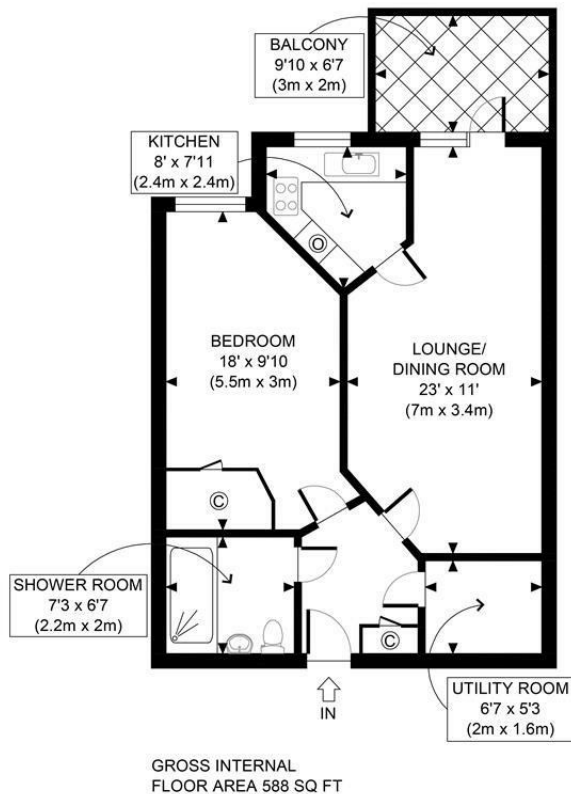
## Leasehold

Lease 999 years from 2018  
Ground rent £495

**Car Parking Permit Scheme subject to availability**







APPROX. GROSS INTERNAL FLOOR AREA 588 SQ FT / 55 SQM	Limewood PO11
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/03/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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