

1 Heathlands Court, Beaulieu Road, Dibden Purlieu, SO45 4BB



£169,950



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Offered for sale with the incentive of NO ONWARD CHAIN comes this well presented GROUND FLOOR APARTMENT. Located within the ever popular Heathlands Court Development built by Messrs McCarthy and Stone in 2003 the property benefits from a private glazed door entrance should the main entrance lobby not wish to be used. Boasting an outlook towards the parking area any resident will see plenty of activity should they wish to. Internally the flats accommodation comprises of entrance hall, large storage cupboard, lounge, kitchen, bedroom and shower room. Communal facilities include a residents lounge and gardens. Call us now to raise any queries or to book a viewing.

Communal Entrance
Access to all individual properties.

Entrance Hall
Two storage cupboards.

Lounge 19' 6" x 10' 8" Max (5.94m x 3.25m)

Kitchen 8' 3" x 5' 11" (2.51m x 1.80m)

Bedroom 14' 0" x 9' 2" max (4.26m x 2.79m)
Built in wardrobe.

Shower Room

Communal Residents Lounge and Gardens
The residents lounge comprises a kitchen area too. Gardens surround the block and are maintained. However each resident can indeed look after a part of the garden when discussing with the contractors.

Ground Rent and Service Charge
The ground rent is paid twice a year and is currently £182.50 so £365 for the year with the service charge payable again every six months at £1423.16 so £2846.32 for the year. Please note this fee includes water rates, buildings insurance and of course all cleaning and decorating of all communal areas.

GROUND FLOOR



5 HEATH-LANDS COURT

Whilst every attempt has been made to ensure the accuracy of the finished contract plan, measurements of sizes, volumes, areas and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, fixtures and appliances shown have not been scaled and are provided as a guide only. (made with floorplan 1.0.0.0)





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Directions

Follow the postcode SO45 4BB on your sat nav where Heathlands Court will be found behind the Heath Public House.

Council Tax Banding – C - New Forest District Council.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

1 Heathlands Court

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Please note: Whilst we endeavour to make our details accurate & reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.