



## 58 St. Leonards Avenue, Hayling Island, Hampshire

Security Entry System | Master En Suite | Lounge/Dining room with Juliette balcony

**Asking Price: £239,995**



# 58 St. Leonards Avenue, Hayling Island, Hampshire

## DESCRIPTION

Situated on the first floor of the building with security intercom access via stairs and lift this well presented and decorated flat has lounge/dining room with double french doors to juliette balcony overlooking the rear communal grounds. Age restricted to 60 years and over.

Kitchen with integrated fridge/freezer, dishwasher and washing machine.

Bedroom 1 with en suite shower room and fitted double wardrobes.

Bedroom 2.

Main Bathroom.

Hall with 2 storage cupboards and airing cupboard.

Allocated parking in residents car park. Buggy Store available for extra charge.

77 years remaining on Lease.

Council Tax Band C.

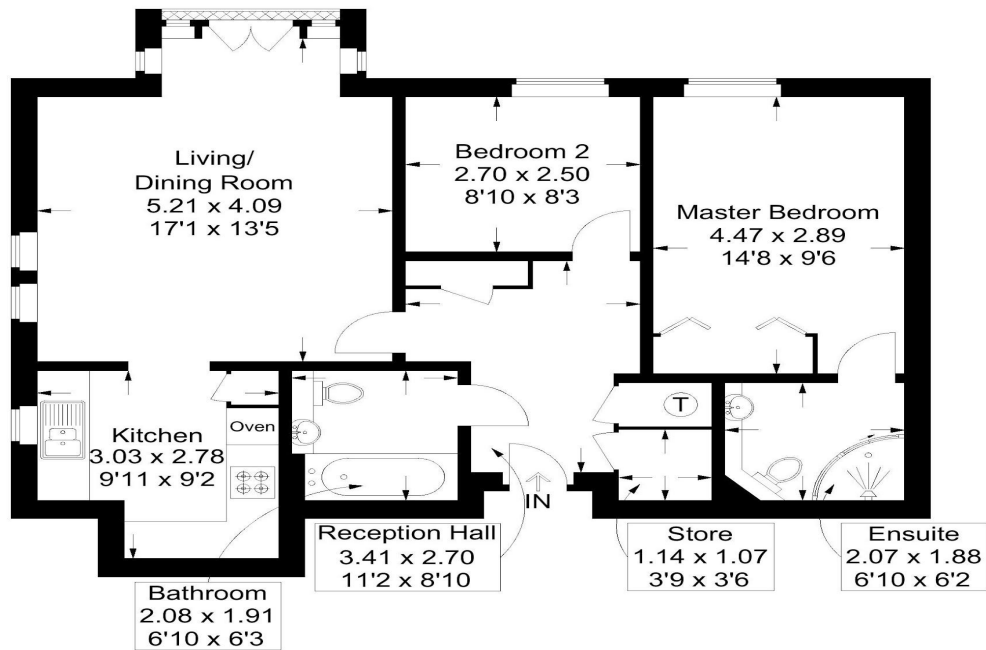
We are advised the Ground Rent is £553 PA and the Maintenance charge is £1500 Per Annum.





# St Leonards Avenue, Hayling Island

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

 023 9246 5951

 16 Mengham Road, Hayling Island, Hampshire , PO11 9BL

 office@haylingproperty.co.uk

### OPENING HOURS

Monday to Friday 9am - 5pm Saturday  
9am - 12 noon 24 Hour emergency  
service