





HOUSE AND SON

House and Son are delighted to be able to offer for sale this exceptional ground floor garden apartment. The apartment is situated within a modern gated development in the much sought after area of Talbot Woods being within easy reach of the prestigious 'West Hants' tennis club, Meyrick Park golf course and blue flag award winning beaches.

The property offers two double bedrooms with En suite shower room to master bedroom and direct access to private garden, open plan 24'4" x 15'2" modern kitchen with high quality integrated appliances / living room with southerly aspect bay window to front. Further accommodation:- Bedroom two with built in wardrobes, modern family bathroom, hallway with additional storage. High quality finish comprises recess downlighters, independently controlled underfloor heating, video entry security systems and fully tiled bathrooms. Outside there is allocated off road parking accessed via electric gates, personal gate leading to private patio and garden. An internal viewing comes highly recommended to appreciate this home offered with no forward chain.

COMMUNAL ENTRANCE HALL

Further glazed door to inner hall providing access to three flats. Hardwood door to:-

ENTRANCE HALL

Cloaks cupboard housing fuse box and meters cupboard, underfloor heating.

KITCHEN/LIVING ROOM

24' 1" x 15' 2" (7.34m x 4.62m) including kitchen area
Open plan kitchen/living room, UPVC double glazed bay window to front, two windows to the side, underfloor heating, smooth and coved ceiling, recess downlighters.

Kitchen area: 12'6" x 8'4": One and a quarter bowl single drainer sink unit inset work surface with upstands. Range of shaker style slow close eye level units. Integrated appliances incorporating Hotpoint dishwasher, Hotpoint eye level oven



and microwave, tall fridge/freezer, Hotpoint washing machine, base units and wine rack, further work surface with pan drawers beneath, five ring gas hob with cylinder extractor fan, breakfast bar, concealed wall mounted gas fired 'Baxi' combi boiler servicing central heating and hot water, smooth ceiling, recess downlighters.

BEDROOM ONE

16' 8" x 14' 4" into bay (5.08m x 4.37m)

UPVC double glazed window and French doors to rear garden, under floor heating, smooth ceiling with recess downlighters.

EN SUITE

Comprises walk in shower with built in shower over, floating vanity unit with inset wash hand basin, floating low level WC, concealed cistern, recess alcoves with downlighters, The room is fully tiled.

BEDROOM TWO

14' 10" x 8' 7" (4.52m x 2.62m)

UPVC double glazed window to front, recessed downlighters, built in floor to ceiling wardrobes, underfloor heating.

FAMILY BATHROOM

Suite comprises panelled bath with centre mixer tap and shower over, floating vanity unit with inset wash hand basin, floating concealed cistern with low level WC, chrome heated towel rail, mirror recess with downlighters, fully tiled

OUTSIDE

Private rear garden, private access to front via timber gate, patio area abuts property with remainder being laid to lawn, timber fencing and mature shrubs and trees provide leafy aspect, courtesy lights.

GROUND RENT

£250.00 per annum.

MAINTENANCE



£1013.31 - 2019.





FLAT HAVANNA GARDENS
TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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