McCarthy & Stone
RESALES

11 Limewood St Marys Road, Hayling Island, PO11 9FE
Asking price £245,000 LEASEHOLD

For further details
please call 0345 5564104

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A ONE BEDROOM RETIREMENT LIVING APARTMENT LOCATED ON THE GROUND FLOOR WITH PATIO LEADING ONTO THE GARDENS ~Built by McCarthy and Stone~

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.

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 storage cupboard/airing cupboard containing plumbed in 'Bosch' washer dryer. 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 bathroom.

Lounge
TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Patio door to covered patio area overlooking the landscaped garden. Part glazed door leading into Kitchen.

Kitchen
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 fitted Bosch fridge/freezer.

Bedroom
Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points.

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

Service charge

Leasehold

Parking permit scheme-subject to availability

N.M.A.
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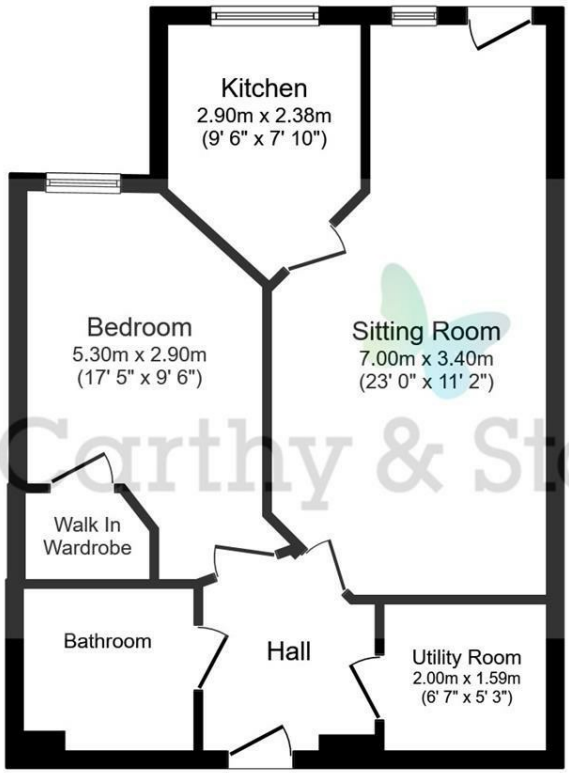

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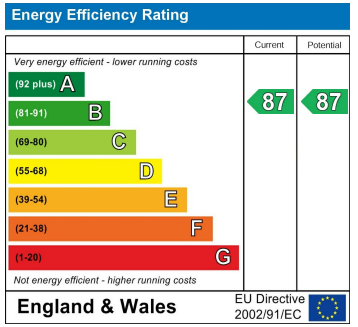
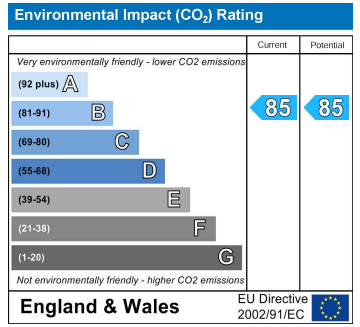
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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 5564104 or email resales@mccarthyandstone.co.uk

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