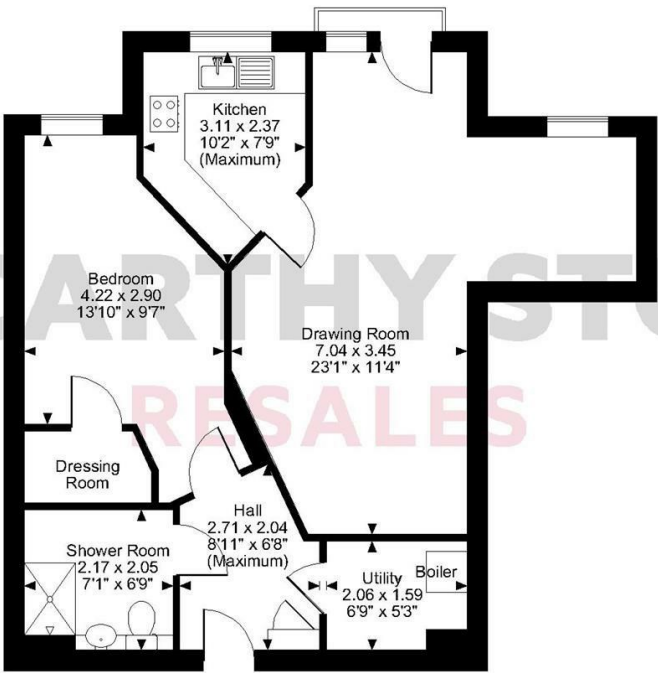
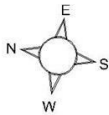
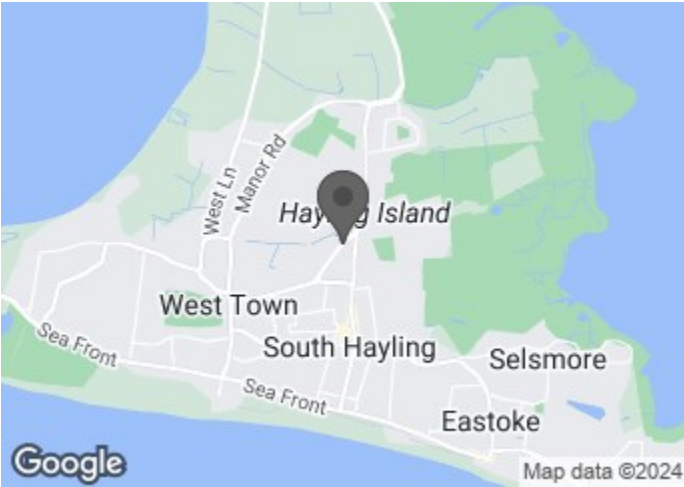


Limewood, St. Marys Road, Hayling Island
Approximate Gross Internal Area
641 Sq Ft/60 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

30 LIMWOOD,
ST. MARYS ROAD, HAYLING ISLAND, PO11 9FE



A VERY WELL PRESENTED one bedded Retirement Apartment situated on the 2nd floor of Limewood - offering INDEPENDENT retirement living.

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LIMEWOOD, ST. MARYS ROAD, HAYLING ISLAND, PO11 9FE

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

Spacious L shaped Living/Dining Room benefitting from a useful alcove. TV 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

1 BED | £160,000

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,924.10 per annum (up to financial year end 01/07/24).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD

Lease 999 years from 2018
Ground rent £495

CAR PARKING PERMIT SCHEME SUBJECT TO AVAILABILITY

