

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS

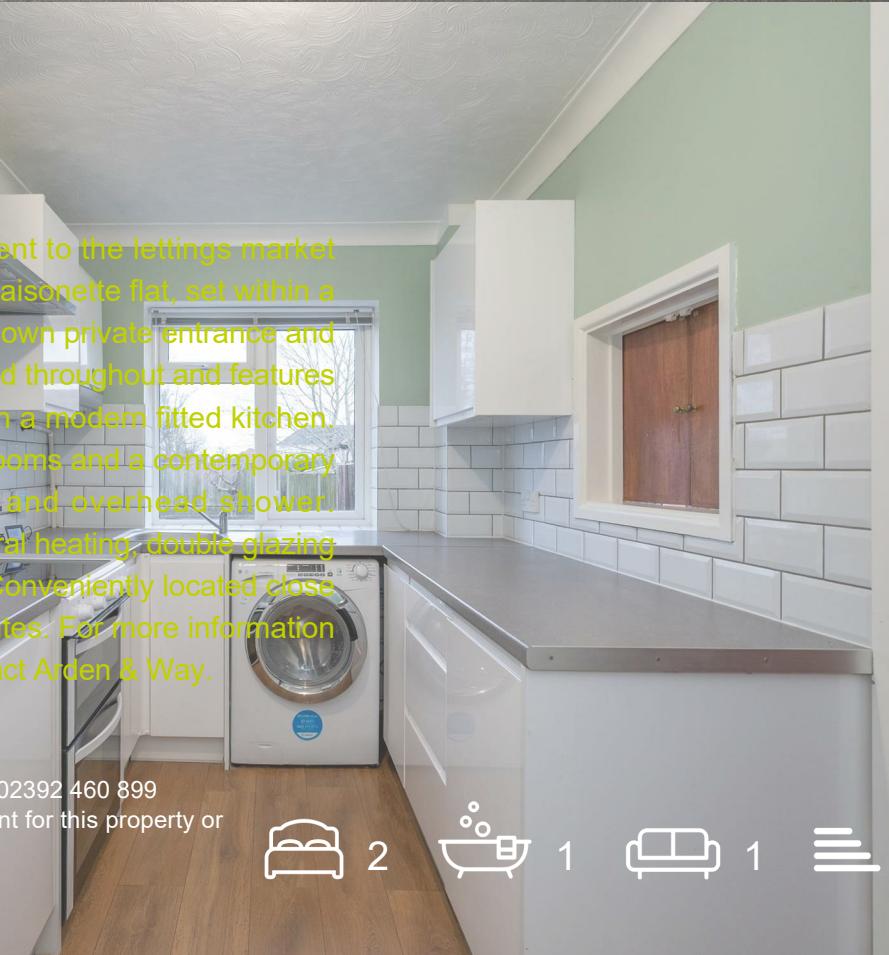


**48A Elm Grove**  
, Hayling Island, PO11 9EF  
**£1,250**

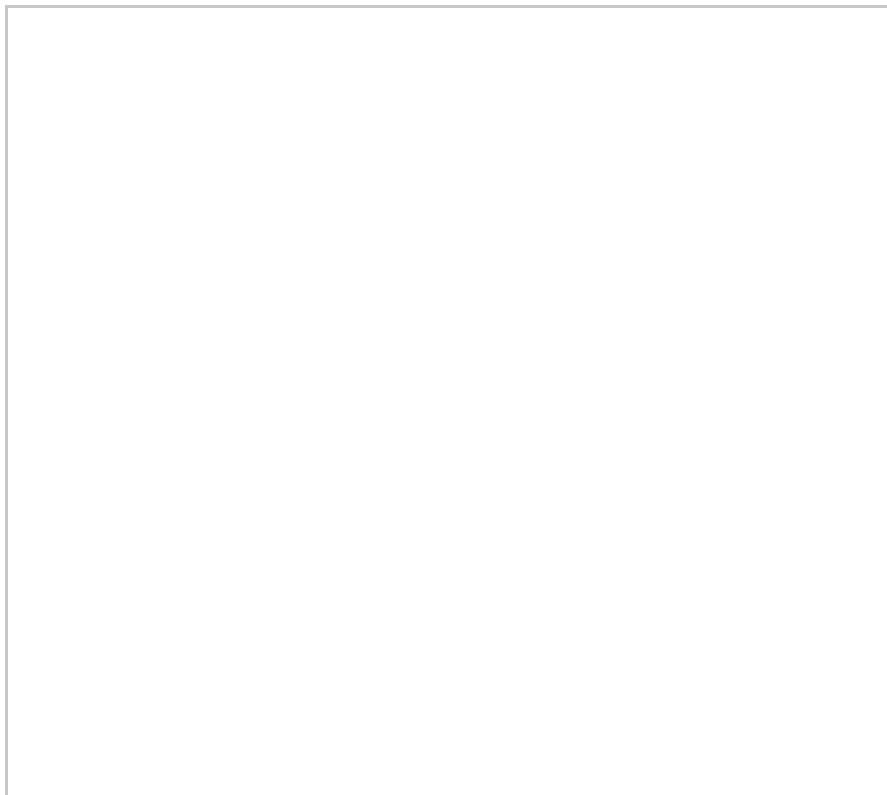
Arden & Way are pleased to present to the lettings market this well-presented two bedroom maisonette flat, set within a small block and benefitting from its own private entrance and porch. The property is well decorated throughout and features a spacious lounge/diner, along with a modern fitted kitchen. Accommodation includes two bedrooms and a contemporary bathroom complete with a bath and overhead shower. Additional benefits include gas central heating, double glazing and allocated parking to the front. Conveniently located close to local shops, schools and bus routes. For more information or to arrange a viewing please contact Arden & Way.

## Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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