

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Flat 6 Maple Court, 3a Staunton Avenue, Hayling Island, Hampshire, PO11 0EF
Asking price £99,000

Arden & Way are pleased to present to the sales market this one bedroom ground floor retirement flat in the very popular age restricted (60 years and over) block Maple Court. In a very convenient location this property is just a short distance from West Town with shops, park, community centre, pharmacy and restaurants/takeaways. It is also situated in an ideal location for pleasant coastal walks within easy reach from Hayling Islands beautiful beaches and the Hayling Billy Trail. This property is being offered to the market with NO FORWARD CHAIN.

The accommodation itself comprises of: entrance hall complete with built in storage cupboard. Spacious south facing lounge with electric fire creating a focal point for the room and door leading to the communal gardens. Well equipped modern fitted kitchen. A good sized double bedroom with wardrobe space. Neutrally decorated shower room.

Further benefits of this property include: well maintained communal gardens, residents lounge, communal laundry room, intercom entry system, emergency pull cords to alert the House manager and 24/7 careline, a pre booked Guest Room, lifts to all floors and car parking spaces.

For more information or to arrange a viewing please contact Arden & Way.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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