



**Ward Court
Sea Front
Hayling Island
Hampshire
PO11 0AL**

Offers In Excess Of £136,000

bettermove

Sea Front Hayling Island

Bettermove are proud to present this 2 bedroom first floor Apartment in Hayling Island.

The property benefits from double glazing, electric central heating throughout and has off street parking available alongside a private garage.

The council tax band is C. This is a leasehold property with 157 years on the lease from from 2011, leasehold runs out in 2167 ; the combined service charge and ground rent is £3000 per year.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen , two bedrooms and two bathrooms on the ground floor.

The exterior boasts communal garden and heated swimming pool, perfect for enjoying the summer months.

Located on the popular Hayling Island, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

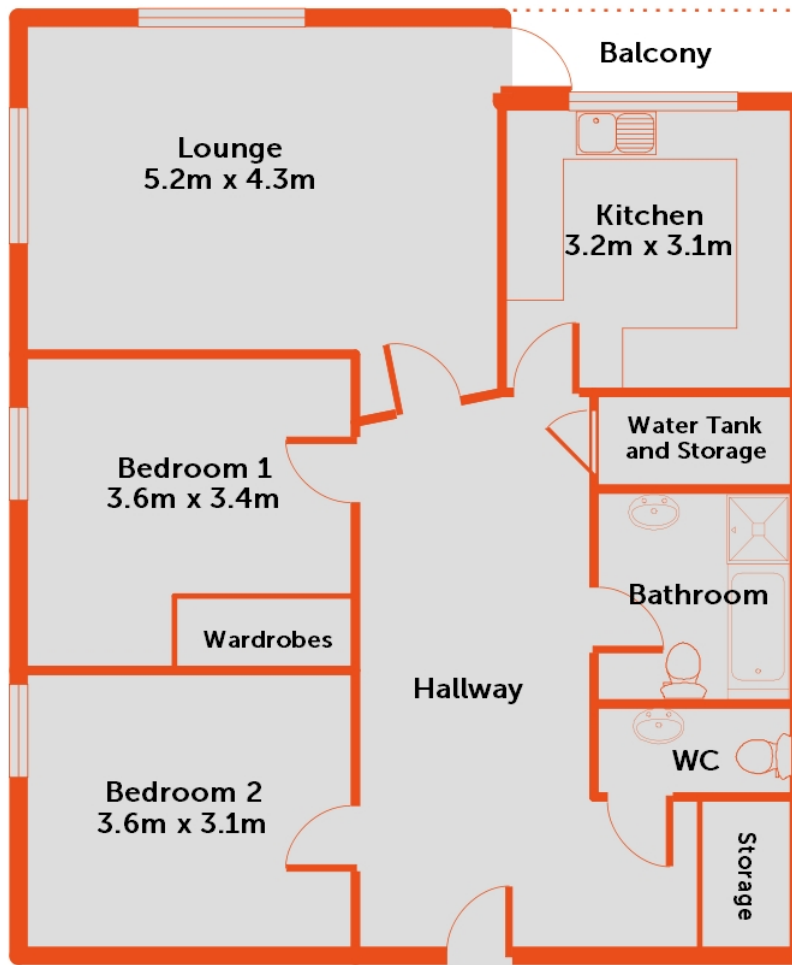
Excellent transport connections can be found from the A3, local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Ward Court

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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