



RICHMONDS

Berryfield Court, Hedge End, SO30 0BN

Offers Over £210,000

A top floor, two-bedroom apartment with far reaching views. This light and airy apartment has a modern fitted kitchen which has double doors opening out into a large lounge with dining area. There is also a fully tiled shower room and ample storage. The two bedrooms are both a good size with the master bedroom benefitting from a built-in wardrobe.

Berryfield Court was built by Messrs McCarthy & Stone and is an over 55's, warden assisted living community with communal gardens, laundry room and resident's lounge.

Other Information

Tenure: Leasehold – 125 years from 2005.

Charges: £2,536 paid twice per annum and £230 ground rent paid twice per annum. This includes buildings insurance and water rates. All prospective purchasers must seek verification from a solicitor prior to purchasing.

Heating: Electric heating

Windows: Double glazing

Energy Rating: C

Sellers Position: No forward chain

Local Information:

Council Tax: C

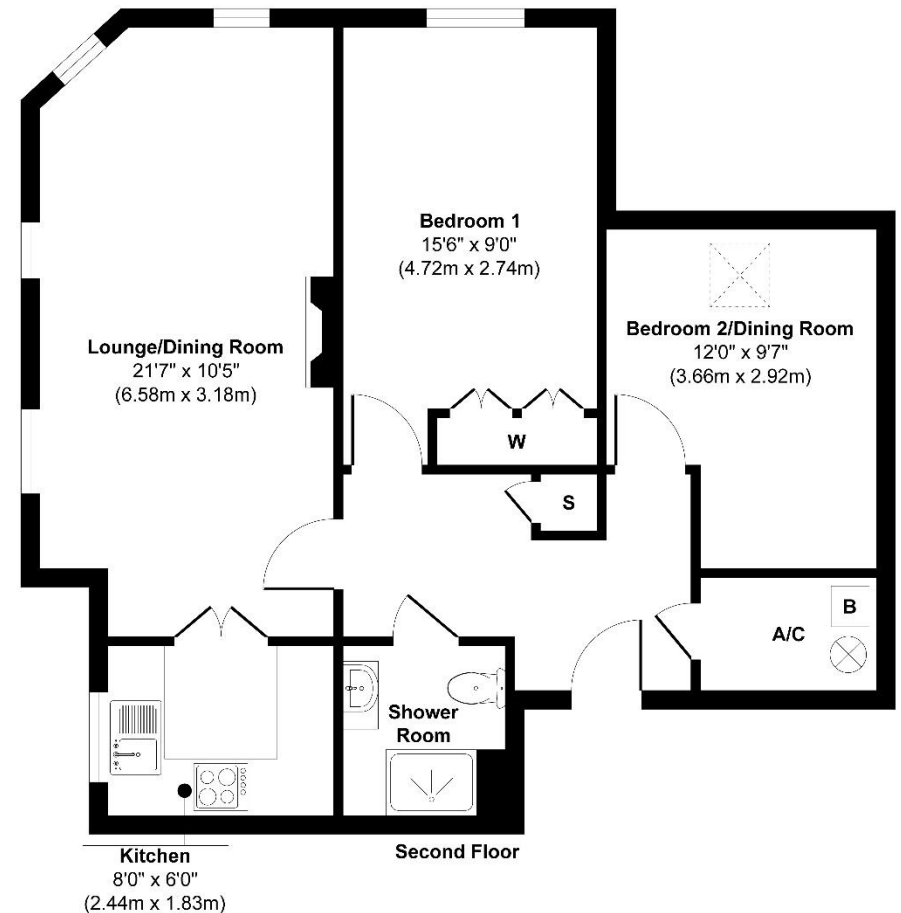
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 673 sq. ft / 62.52 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

