



RICHMONDS

Offered with no forward chain, this beautifully presented, first floor apartment benefits from private, gated parking to the rear and is within easy walking distance of the village centre.

The accommodation comprises a spacious lounge, two double bedrooms, with an en-suite shower room to the master, and a modern bathroom. The impressive kitchen/diner includes an integrated fridge/freezer, washing machine and dish washer. The property can also boast a large, boarded loft area with a fitted ladder and lighting that provides substantial additional storage.

Outside, there is a lockable storage shed and secure parking with remote-controlled gates.

The property is located close to the centre of Hedge End village. There are numerous shops and eateries nearby and local doctor's and dental surgeries. Transport links are plentiful with bus services nearby as well as junctions 7 and 8 of the M27 motorway.

### Other Information

Tenure: Leasehold

Length of Lease: 110 years remaining

Service Charge: £1600.00 per annum, reviewed annually and paid half yearly in January and July (on all charges, please seek verification from your solicitor)

Buildings Insurance: £497.00 per annum (on all charges, please seek verification from your solicitor)

Ground Rent: £200.00 per annum (on all charges, please seek verification from your solicitor)

Loft: Boarded with ladder and light

Heating: Gas central heating

Windows: Double glazing

Energy Rating: B

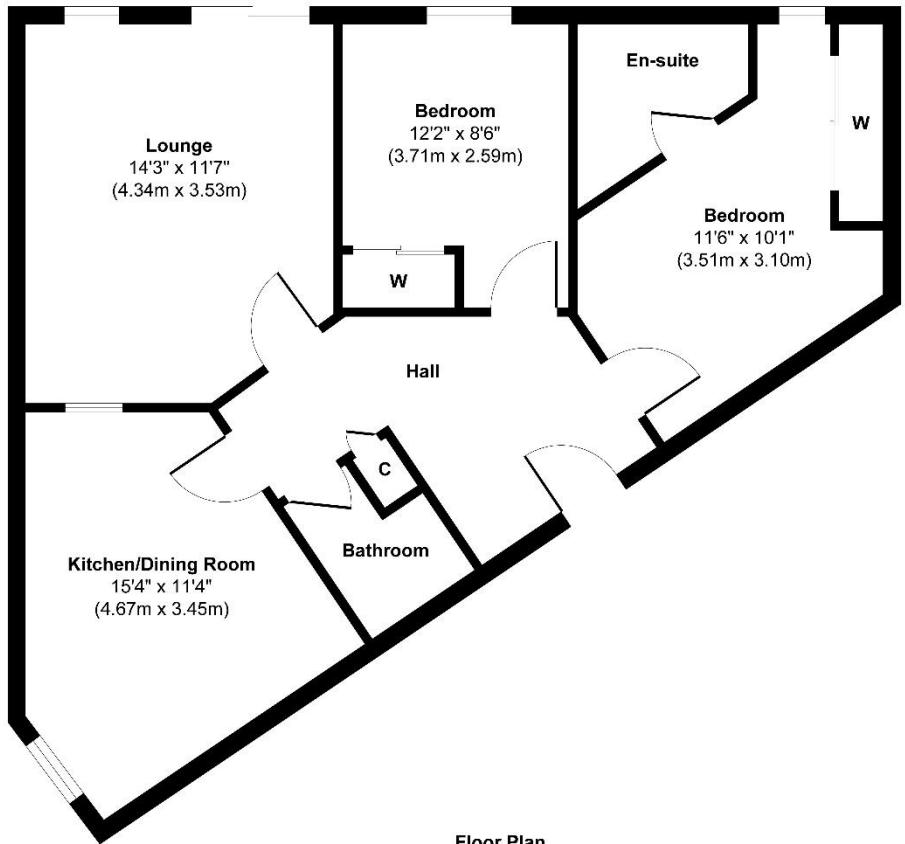
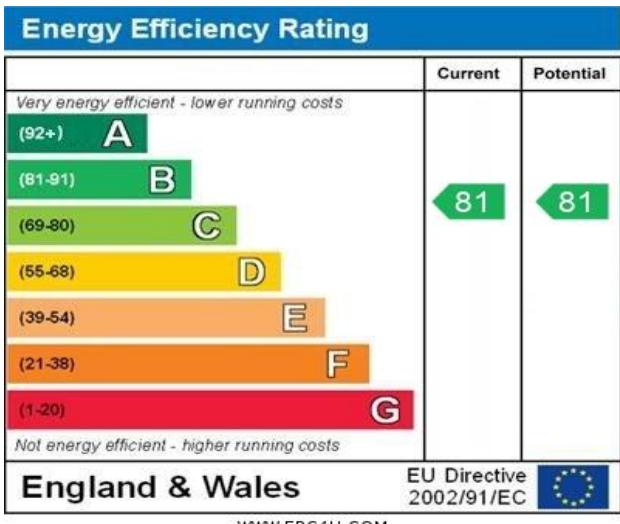
Sellers Position: No forward chain

### Local Information:

Council Tax: B

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 669 sq. ft / 62.15 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**

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