

20 Langdown Firs, Hythe, SO45 5BT



£110,000



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**\*\*FULL VIRTUAL TOUR AVAILABLE - CLICK ON THE LINK\*\*** Offered for sale with the incentive of **NO ONWARD CHAIN** comes this **FIRST FLOOR RETIREMENT APARTMENT**. Set in the popular Langdown Firs development with a lovely leafy outlook from the lounge the property features internal accommodation comprising of entrance hall, lounge, kitchen, bedroom and bathroom. The many communal facilities include gardens, parking, laundry, bin store aswell as the residents lounge. A house manager is on site but not full time and is not a carer but there simply to run the building and does offer support to the residents. Only available to the over 55's, call us now to book a viewing.

## Communal Entrance Hall

## Entrance Hall

Lounge 14' 2" x 10' 5" (4.31m x 3.17m)

Kitchen 7' 1" x 5' 5" (2.16m x 1.65m)

Bedroom 11' 0" x 8' 6" (3.35m x 2.59m)

## Shower Room

Lease Information \_ We await the full lease details from the sellers lawyer but do not understand this has been extended. The service charge amounts to £130 per month which also includes water and sewerage.

## Communal Facilities and Information

The communal areas include a residents lounge and laundry with gardens and grounds surrounding the building with the maintenance of such being covered by the service charge. Please be advised that Langdown Firs is not a warden assisted site. The Caretaker/warden is only employed from 08:00 – 13:00 Monday – Friday and is on site to carry out the a number of the onsite jobs including the cleaning of the communal areas and ensuring the alarm systems are checked and regularly tested and other manual jobs etc and is not qualified or insured to carry out any medical assistance or expertise or personal attention. As such any potential purchasers are strongly advised to ensure that anyone living at Langdown Firs is aware of this and if their needs exceed those provided at Langdown Firs and they require assistance with Care, these must be fully in place before moving into Langdown Firs or we would suggest you look at different buildings that offer a more specialised facility.



### 20 LANGDOWN FIRS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Directions

Follow the post code on your Sat Nav to SO45 5BT where Langdown Firs will be found if heading from the Hospital on your left hand side just before the bend.

Council Tax Banding – A

New Forest District Council.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:  
20 Langdown Firs

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Please note: Whilst we endeavour to make our details accurate & reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.