Bridges

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Two Bedroom Ground Floor Apartment

Berry Court, Hook, Hampshire, RG27 9JZ

Price: £175,000

- Two Bedrooms
- Ground Floor Apartment
- Modern Fitted Kitchen
- Residents Parking
- Two Patio Areas
- Shower Room
- No Onward Chain
- EPC: D (60)





Description

The beautiful grounds of Berry Court are ideally positioned in the heart of Hook village centre, offering convenient access to a wide range of local amenities within walking distance. Set within these well-kept surroundings is this two bedroom ground floor apartment, attractively situated in a private corner of the development and available to the market with no onward chain.

The bright, triple aspect lounge/diner features patio doors on two sides, opening onto covered patio areas that are perfect for enjoying views of the gardens. Additional benefits include a modern fitted kitchen and a shower room thoughtfully designed for those who may find a bath difficult to use.

The development is warden assisted and equipped with safety pull cords for added peace of mind. Please note that all purchasers and residents of Berry Court must be aged 60 or over. The development is maintained by the award winning Anchor Hanover. Offered to the market with no onward chain.

Outside

There are two paved patio areas directly from either end of the lounge / diner, perfect for enjoying the beautifully kept communal gardens that surround Berry Court. The patios are covered so can be used more frequently. There is a residents parking area and the main building has a residents room with regular social activities and a laundry room.

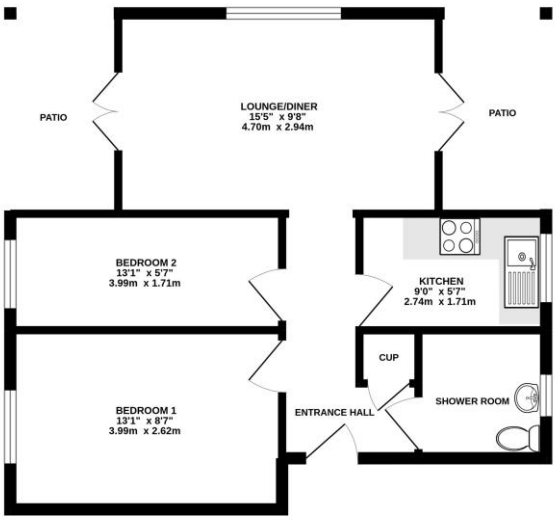
Lease remaining: 84 Years
Service Charge: £411 Per Year - Reviewed: TBC
Ground Rent: TBC - Reviewed: TBC
Council Tax Band: C

Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

To view the Material Information Certificate for this property please click **Here** or contact us to request a copy.

Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: 01256 769999 or Email: info@bridges.co.uk

Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.