

Asking Price £170,000 | Leasehold

Horndean Road, Emsworth, Hampshire, PO10 7PB

Key Features & Description

- Desirable position overlooking Emsworth Park
- One double bedroom first-floor retirement apartment
- Exclusive to residents aged 60 and over
- Easy level walk to Emsworth town centre & harbour
- Bright sitting room with attractive park views
- Modern fitted kitchen & well-appointed shower room
- Excellent communal facilities, gardens & residents' parking
- On-site Manager & emergency pull-cord alarm system for added peace of mind
- EPC Rating C | Council Tax Band B



Occupying a desirable position at the front of the development, this delightful one double bedroom first floor apartment enjoys lovely views across Emsworth Park and offers comfortable, independent living exclusively for residents aged 60 and over. Avalon Court, ideally situated within an easy level walking distance of Emsworth Train Station (0.2miles) Emsworth Market town, harbour, millpond and the popular 700 bus route. The accommodation comprises a bright and welcoming sitting room with attractive views over Emsworth Park, a modern fitted kitchen, a spacious bedroom with built-in wardrobes and a well-appointed shower room. The property also benefits from excellent built-in storage, double-glazed windows and an emergency alarm system with pull cords in every room. Avalon Court provides a range of excellent communal facilities designed to make retirement living both comfortable and convenient. These include a large communal residents' lounge with fitted kitchen, a spacious laundry room, communal gardens and grounds, residents' parking, a bin and storage area and charging points for electric scooters. There is also a part-time on-site Manager, available Monday to Friday mornings, together with an emergency pull-cord alarm system for added reassurance. The beautifully maintained communal gardens provide pleasant outdoor space for residents to enjoy, while the peaceful setting offers a welcoming and sociable environment.

Tenure: Leasehold
Lease Length: 89 Years remaining
Ground Rent: £250 Per Annum
Service Charge: £3600 Per Annum

Agent Notes: Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £96 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection.











Floor Plan

Total floor area: 43.0 sq.m. (463 sq.ft.)

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LEADERS

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