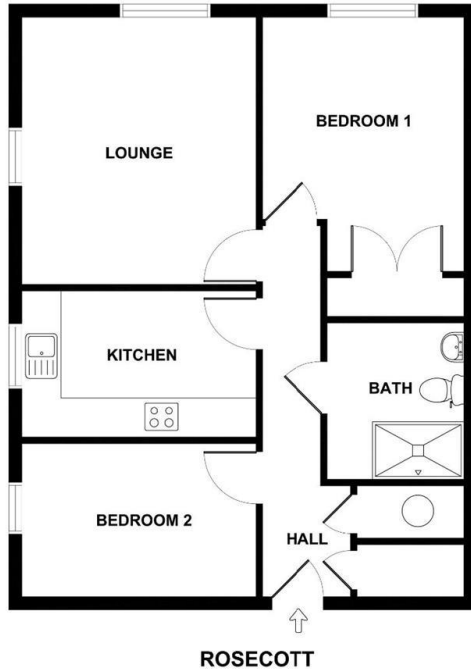




PRICE: £170,000



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



## Rosecott, Havant Road, Horndean, Hampshire, PO8 0XA

TWO BEDROOM FIRST FLOOR RETIREMENT FLAT which due to the layout of the building can be accessed without the use of the stairs or lift. Level walk to residents lounge and laundry room. Well presented flat which has been re-decorated and re-carpeted. Modern double glazing has been installed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

#### Entrance Hall

Cupboard housing consumer unit and cupboard housing water cylinder. Door entry/emergency intercom with pull cord. Textured ceiling with coving,

#### Lounge

W: 11' 8" x L: 13' 5" (W: 3.56m x L: 4.09m)

Two double glazed windows, electric heater, textured ceiling with coving.

#### Kitchen

W: 11' 9" x L: 7' 5" (W: 3.58m x L: 2.26m)

Range of wall and base units incorporating stainless steel sink and drainer with mixer tap, integral fridge/freezer and space for cooker. Double glazed window, tiled splashbacks, emergency pull cord, textured ceiling with coving.

#### Bedroom One

W: 10' 10" x L: 15' 3" (W: 3.3m x L: 4.65m)

Double glazed window, built in double wardrobe cupboard, electric heater, emergency pull cord, textured ceiling with coving.

#### Bedroom Two

Double glazed window, electric heater, emergency pull cord, textured ceiling with coving.

#### Wet Room

Shower area, low level close coupled WC and pedestal sink. Wall tiling to principle areas, electric heater, emergency pull cord, extractor fan, textured ceiling with coving.

#### Please Note

Facilities on site include parking, lifts, residents gardens, residents lounge with kitchen, guest suite (chargeable), laundry room and outdoor drying area.

There is a house manager based on site.

Service charge £679.50 per quarter (can be subject to review)

Ground rent charge £175 per annum.

Length of lease 99 years from 1988.

Minimum age 60 years.

The above lease details and charges are believed to be correct but these should be confirmed prior to purchase.

