

PRICE: £170,000



Rosecott, Havant Road, Horndean, 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. The flat itself is spacious and well presented. The lounge, kitchen and bedroom two benefit from a southerly aspect.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.

Communal Entrance

Via main entrance with security intercom, stairs or lift. Alternatively via secondary entrance which gives a level walk to the flat.

Entrance Hall

Obscure glazed front door, electric heater, storage cupboard housing consumer unit and electricity meter, cupboard housing water cylinder, textured ceiling with coving, access to loft area. Intercom and emergency pull cord.

Kitchen

W: 7' 4" x L: 11' 9" (W: 2.23m x L: 3.59m)

Range of wall and base units with work surfaces incorporating eye level electric oven, four ring electric hob, extractor canopy, space for fridge/freezer and space for an additional appliance. Double glazed window, tiled splashbacks, electric heater, textured ceiling with coving. Emergency pull cord.

Lounge

W: 13' 7" x L: 11' 8" (W: 4.15m x L: 3.56m)

Two double glazed windows giving a double aspect. Electric heater, textured ceiling with coving. Emergency pull cord.

Bedroom One

W: 13' x L: 10' 10" (W: 3.97m x L: 3.29m)

Built in double wardrobe cupboard, double glazed window, electric heater, textured ceiling with coving. Specified measurements are maximum but don't include the wardrobe cupboard.

Bedroom Two

W: 7' 8" x L: 11' 11" (W: 2.34m x L: 3.62m)

Double glazed window, electric heater, textured ceiling with coving.

Bathroom

W: 7' 10" x L: 7' 5" (W: 2.39m x L: 2.25m)

Suite comprising panel enclosed bath with shower over, low level close coupled WC and pedestal sink. Electric heater, wall tiling to principle areas, textured ceiling with coving and extractor fan.

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.

