

PRICE: £99,950



## Homewater House, Hulbert Road, Waterlooville

SUPERBLY PRESENTED one double bedroom third floor retirement flat in Waterlooville. Benefiting shower room with walk in shower cubicle and modern kitchen. Communal facilities, warden assisted, emergency alarm cords throughout, walking distance to Waterlooville Town Centre and bus connections.

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>75</b>	<b>79</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.

Communal Entrance  
Via security intercom.

Communal Entrance Hall  
Stairs / lift to third floor.

Entrance  
Personal front door leading to:-

Entrance Hall  
Wall mounted control panel, emergency alarm pull cord, loft access, storage cupboard with shelving, hot water tank and updated electric distribution panel.

Lounge  
W: 10' 7" x L: 14' 9" (W: 3.24m x L: 4.5m)  
Double glazed window to rear aspect, wall mounted electric heater, two wall light points, emergency alarm pull cord, archway to Kitchen.

Kitchen  
W: 7' 3" x L: 5' 5" (W: 2.21m x L: 1.65m)  
Matching range of wall and base units complemented with roll top work surfaces over incorporating stainless steel 1½ bowl sink unit, new freestanding electric ceramic top cooker (to remain), space for under counter fridge or freezer, tiled splash back, extractor fan, laminate wood effect flooring.

Bedroom One  
W: 8' 9" x L: 11' 6" (W: 2.67m x L: 3.51m)  
Not including depth of fitted wardrobe cupboard.  
Double glazed window to rear aspect, fitted wardrobe cupboard, wall light point, wall mounted electric heater, emergency alarm pull cord, coved and textured ceiling.

Shower Room  
Walk in double shower cubicle with foldaway seat, wash hand basin and close coupled low level wc set in vanity unit, tiling to principle areas, extractor fan, wall mounted light / heater.

Please Note  
Homewater house is located close to the Town Centre and has many facilities for the residents including a residents lounge, two laundry rooms, outside drying areas, communal gardens, house manager and two lifts.

Lease: 139 Years from Sept 1984  
Ground Rent: £198.84 half year.  
Service Charge: £892.63 half year.

The minimum age is 60 years, however for couples one resident can be over 60 and the other over 55.

