

PRICE: £217,500



Wellesley Court, Waterlooville

Modern purpose built ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT with NO FORWARD CHAIN. Benefitting modern kitchen with integral appliances, spacious shower room, lounge / dining room, personal patio / seating area, communal gardens, residents roof top terrace lounge, restaurant and hair salon

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(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 security intercom.

Personal Entrance
Wooden front door.

Entrance Hall
Smoothed and coved ceiling with pin spot down lighting, airing cupboard with shelving and hot water tank, wall mounted intercom door entry system, cupboard housing wall mounted heat recovery unit.

Lounge / Dining Room
W: 18' x L: 13' 10" (W: 5.48m x L: 4.21m)
Wall mounted electric fire, two wall mounted electric heaters, double glazed window to rear aspect, double glazed door to personal patio / seating area and communal gardens, coved and smoothed ceiling, archway to Kitchen.

Kitchen
W: 7' 11" x L: 9' 10" (W: 2.41m x L: 3m)
Matching range of wall and base units complemented with "butcher block" effect work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, AEG electric hob with stainless steel extractor canopy over, AEG stainless steel eye level electric oven, integrated fridge / freezer, integrated washer dryer and dishwasher, smoothed ceiling with pin spot down lighting and courtesy lighting.

Bedroom
W: 11' 4" x L: 13' 8" (W: 3.45m x L: 4.18m)
Double glazed window to rear aspect, wall mounted electric heater, smoothed and coved ceiling.

Shower Room
W: 8' 9" x L: 6' 7" (W: 2.68m x L: 2.02m)
Walk in double shower unit with wall mounted shower and drainage area, wash hand basin, close coupled low level wc, wall mounted mirror, chromium ladder style radiator, smoothed ceiling with pin spot lighting and extractor fan, tiling to principle areas.

OUTSIDE
The retirement block benefits from communal gardens, parking, residents roof top terrace lounge, restaurant, guest room, hair salon and lifts to all floors.

Please Note
The Lease is 125 years as of 1/4/2016
Service Charge: £90.57 Per Week.
Well Being Charge: £63.78 Per Week.
Ground Rent: £350.00 Per Annum.

