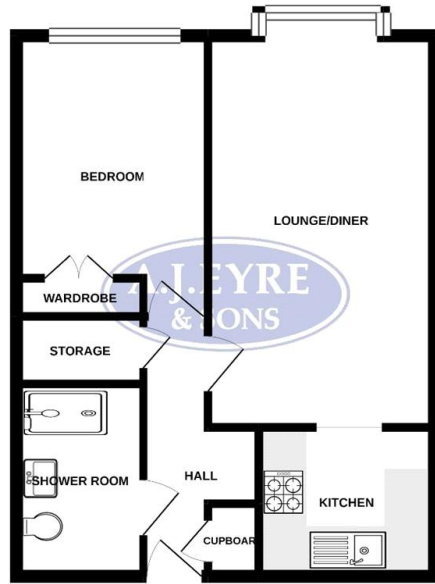


PRICE: £135,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission of these dimensions. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency will be given. Made with Metagor. ©2021



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Dene Court, Holman Close, Waterlooville, PO8 8HD

MODERN AND EXTREMELY WELL PRESENTED ONE DOUBLE BEDROOM first floor retirement flat in Cowplain. The property benefits from refitted kitchen, refitted shower room, newly fitted carpets throughout, close proximity to doctors surgery, village shops and bus connections.

#### Communal Entrance

Via security intercom, stairs or lift to first floor.

#### Personal Entrance

Front door leading to Entrance Hall.

#### Entrance Hall

Newly fitted carpet, wall mounted electric heater, loft access, walk in storage cupboard with lighting, additional storage cupboard with newly fitted electric fuse board and hot water heater.

#### Lounge / Dining Room

W: 10' 4" x L: 17' 11" (W: 3.15m x L: 5.46m)

Newly fitted carpet, double glazed window to rear aspect, coved and textured ceiling, archway leading to Refitted Kitchen.

#### Kitchen

W: 7' 10" x L: 6' 11" (W: 2.4m x L: 2.1m)

Refitted kitchen comprising matching high gloss wall and base units complemented with work surfaces over, stainless steel sink unit with mixer tap and drainer, eye level fan assisted electric oven, electric hob with extractor canopy over, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled splashback, tiled flooring.

#### Bedroom One

W: 8' 9" x L: 14' 4" (W: 2.68m x L: 4.38m)

Measurements include depth of fitted wardrobe cupboards.

Double glazed window to rear aspect, wall mounted electric heater, fitted wardrobe cupboard, newly fitted carpet.

#### Shower Room

W: 5' 4" x L: 7' 5" (W: 1.61m x L: 2.25m)

Refitted shower suite comprising walk in shower cubicle with wall mounted shower over, close coupled low level wc, wash hand basin, tiled flooring and tiled walls. storage cupboard.

#### Please Note

Lease Information 125yrs from 1st April 1989

Management fees including service charge - £3054.33 per annum or £58.74 per week.

Residents' Lounge

Development Manager

Communal Garden

Drying Room

24 hour emergency Appello call system

Guest Suite

Minimum Age 55

Stairs and lifts

