



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked as to its accuracy by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metreplan 03/03

**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.

PRICE:£120,000



## Homewater House, Hulbert Road, WaterlooVille, PO7 7JY

A J Eyre and Sons are delighted to market this ONE DOUBLE BEDROOM GROUND FLOOR WARDEN ASSISTED RETIREMENT FLAT just on the outskirts of WaterlooVille Town Centre, boasting a prominent position with direct access onto the residents communal gardens, and taking advantage from an EXTENDED LEASE.

#### Communal Entrance

Via security intercom, leading to the communal reception area providing access to the residents lounge, laundry rooms and easy access to the lifts serving all floors.

#### Personal Entrance

Wooden front door leading to the Entrance Hall.

#### Entrance Hall

Walk in storage cupboard with shelving, wall mounted electric fuse board and utility meter.

#### Lounge / Dining Room

W: 10' 7" x L: 17' 4" (W: 3.22m x L: 5.27m)

Double glazed window with double glazed door over looking and leading out to the residents communal gardens, wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord, archway to Kitchen.

#### Kitchen

W: 7' 4" x L: 5' 6" (W: 2.22m x L: 1.66m)

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space for freestanding cooker, space for freestanding fridge / freezer, tiled splashback.

#### Bedroom One

W: 8' 8" x L: 14' (W: 2.65m x L: 4.26m)

(measurements not including depth of fitted wardrobe cupboards)

Spacious double bedroom with a double glazed window overlooking the residents communal gardens, floor to ceiling fitted wardrobe cupboard, coved and textured ceiling, emergency alarm pull cord.

#### Shower Room

W: 5' 5" x L: 6' 10" (W: 1.65m x L: 2.08m)

Suite comprising separate shower cubicle with wall mounted shower, wash hand basin and low level w set in vanity unit, fitted storage cabinet, tiled to principle areas, extractor fan.

#### Additional Information

Homewater House is a retirement complex managed by First Port managing agents and benefits from a house manager on site. Within easy access to Waterlooville Town Centre and bus connections. Communal facilities include lifts, residents lounge with kitchen, residents laundry facilities, guest facilities and communal garden and parking.

Extended Lease 140 years as of 1985

Service charge To be confirmed

Ground rent To be confirmed

