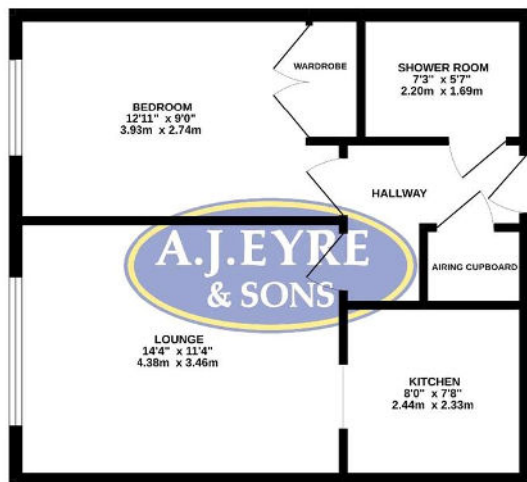


PRICE: £108,000

A.J.EYRE  
& SONS

While every attempt has been made to ensure the accuracy of the floor plan, the measurements are approximate and are not intended to be used as a basis for any legal proceedings. The purchaser is advised to verify the measurements and to ensure that the floor plan is correct.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</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		

70

80

**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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



## Rosecott, Havant Road, Horndean, Waterlooville, PO8 0XA

Well presented first floor retirement flat located in Rosecott, Horndean. Accommodation briefly comprises; one double bedroom, lounge, kitchen, shower room. This popular development benefits from a residents lounge, laundry facilities, guest suite (chargeable) and house manager. No forward chain.

Well presented first floor retirement flat located in Rosecott, Horndean. This popular development benefits from a residents lounge, laundry facilities, guest suite (chargeable) and house manager. Horndean village is only a few minutes walk away and has a convenience store, cafe, two pubs and a restaurant. Waterlooville and Portsmouth are easily accessed using the main bus route which operates several services an hour throughout most of the day.

This flat is located in the second phase of the development. It is situated on the first floor which is accessible by both stairs and lift. Upon entry to the flat, the "L" shaped hallway has a wall mounted electric heater, and a large storage cupboard which has fitted shelving and houses the utilities. There is also an intercom and door entry system.

The lounge is spacious, neutrally decorated and has a feature electric fireplace. The modern kitchen is accessed via the lounge and has an eye level electric double oven, four ring electric hob with extractor canopy, integral freezer and stainless-steel sink with drainer and mixer tap. The previous owner had a free-standing worktop fridge, however, there is plenty of under-counter space to install an integral fridge.

Adjacent to the lounge is the large double bedroom which has a built-in wardrobe cupboard with shelf and hanging rail. The shower room incorporates walk in shower, low level close coupled WC, and pedestal sink. There is also a heated towel rail and a slimline fitted cabinet. The hallway, lounge, bedroom and bathroom all have emergency pull cords. The vendor advises the lease is 99 years from 1988, service charge is £667.36 per quarter, ground rent £175.00 per annum.

