



While many steps have been made to ensure the accuracy of the financial statements, management of clients, investors, lenders and any other users are responsible for the responsibility to verify any fact, opinion or conclusions. This plan is for illustrative purposes only and should be used on such by only professional auditors. The services, systems and applications shown here are not tested at all or guaranteed as to their capacity or efficiency can be given.



Rosecott, Havant Road, Horndean, PO8  
0XA

NO ONWARD CHAIN is offered with this MODERN ONE DOUBLE BEDROOM retirement flat in Horndean. The property benefits from newly fitted carpets and decorated throughout, modern shower suite, emergency alarm cords, communal residents lounge, laundry facilities, guest suite (chargeable) and house manager

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>

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>	74	84
(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		

#### Communal Entrance

Via security intercom, stairs or lift to first floor.

#### Personal Entrance

Timber glazed front door leading to the entrance hall.

#### Entrance Hall

Newly fitted carpet, wall mounted security intercom, loft access, wall mounted electric heater, storage cupboard with shelving and housing hot water cylinder and wall mounted electric fuse board.

#### Lounge

W: 11' 1" x L: 14' 5" (W: 3.37m x L: 4.4m)

Double glazed window to rear aspect, newly fitted carpet, wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord, archway to kitchen.

#### Kitchen

W: 7' 7" x L: 8' 1" (W: 2.31m x L: 2.47m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, undercounter courtesy lighting, electric hob with extractor canopy over, eye level electric oven, space for undercounter fridge and freezer, wall mounted extractor fan, coved and textured ceiling.

#### Bedroom One

W: 9' x L: 15' 3" (W: 2.74m x L: 4.65m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect, fitted wardrobe cupboard, wall mounted electric heater, newly fitted carpet, coved and textured ceiling, emergency alarm pull cord.

#### Shower Room

W: 5' 7" x L: 7' 3" (W: 1.69m x L: 2.22m)

Shower cubicle with wall mounted shower and grab rail, circular wash hand basin set in vanity unit, close coupled low level wc, ladder style towel rail, fitted storage cabinet, tiled to principle areas, coved and textured ceiling, emergency alarm pull cord.

#### Please Note

Facilities on site include parking, lifts, residents gardens, residents lounge with kitchen, guest suite (chargeable), laundry room and outdoor drying area.

There is a house manager based on site.

Lease 99 years as of February 1989

Ground Rent yearly Gateway £175.00

Service Charges quarterly £720.67

