## INDEPENDENT ESTATE AGENTS

PRICE:£95,000





## 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

LOUNGE BEDROOM

A.J.S. R. WARDROBE

ENTRANCE HALL

KITCHEN SHOWER ROOM

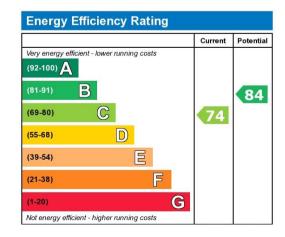
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## **Agents notes:**

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





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















