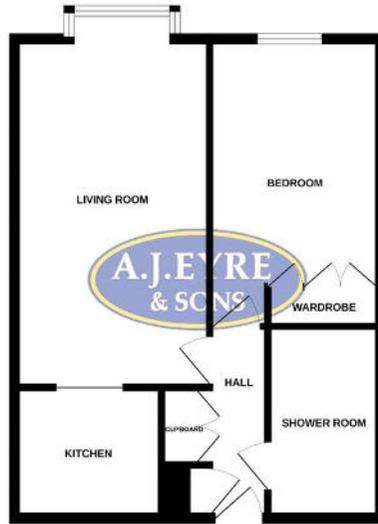


PRICE: £135,000



While every effort has been made to ensure the accuracy of the floor plan, we do not warrant its accuracy. It is the responsibility of the buyer to verify the accuracy of the floor plan. The plan is for illustrative purposes only and should not be used for any other purpose. The services, fixtures and appliances shown have not been tested and the quantities are for information only. © 2011



**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>

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>	<b>70</b>	<b>71</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, Cowplain, PO8 8HD

Well presented modern, light and airy ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT at Dene Court in Cowplain. Accommodation boasting lounge / dining room, modern kitchen with plumbing for washing machine, extra large modern shower room. Close proximity to doctors surgery and bus connections.

#### Communal Entrance

Via security intercom, stairs or chair lift to the first floor, access to communal lounge and laundry room.

#### Personal Entrance

Front door leading to the entrance hall.

#### Entrance Hall

Textured ceiling, loft access, storage cupboard housing wall mounted consumer unit, additional double door storage cupboard with shelving and hanging rail.

#### Kitchen

W: 7' 11" x L: 6' 11" (W: 2.41m x L: 2.11m)

Modern matching range of wall and base units complemented with work surfaces over incorporating electric hob with electric oven below, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled splashback, textured ceiling.

#### Lounge / Dining Room

W: 10' 3" x L: 17' 11" (W: 3.12m x L: 5.47m)

Double glazed window to front aspect, wall mounted electric heater, wall mounted security intercom, emergency alarm pull cord, coved and textured ceiling.

#### Bedroom One

W: 8' 10" x L: 14' 5" (W: 2.69m x L: 4.4m)

(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, wall mounted electric heater, fitted wardrobe cupboard, coved and textured ceiling, emergency alarm pull cord.

#### Shower Room

W: 5' 4" x L: 10' 6" (W: 1.63m x L: 3.2m)

Modern suite comprising shower cubicle with wall mounted shower and grab rails, fitted tiled shower seat, wash hand basin and low level wc set in vanity unit, wall mounted chromium ladder style radiator, smoothed ceiling with pin spot downlighting, extractor fan, extensive wall tiling and tiled flooring, wall mounted emergency alarm pull cord.

#### Additional Information

Lease information 125 years from 1st April 1989.

Service Charges 1st April 2024 - 31st March 2025 £3366.97 (Per Annum)

#### Residents lounge

Development manager

Communal gardens

Communal drying / laundry room

24 hour emergency call system

Guest suite (chargeable)

Stairs or chair lift to first floor

