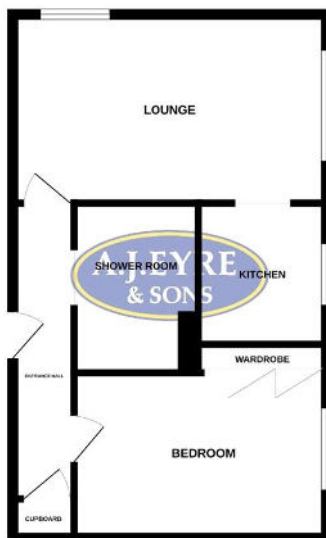


PRICE:£85,000



While every effort has been made to ensure the accuracy of the floor plan, it is not a guarantee. The floor plan is for illustrative purposes only and should not be used as a basis for any financial or other decision. The floor plan is for illustrative purposes only and should not be used as a basis for any financial or other decision. The floor plan is for illustrative purposes only and should not be used as a basis for any financial or other decision.



Homewater House, Hulbert Road, Waterloooville, PO7 7JY

NO FORWARD CHAIN is offered with this LIGHT AND AIRY ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT just on the outskirts of Waterloooville Town Centre. Accommodation boasting lounge with double aspect windows, kitchen with window, shower room, double bedroom with built in wardrobe cupboard.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 the first floor.

Personal Entrance

Front door leading to the entrance hall.

Entrance Hall

Coved and textured ceiling, laminate wood effect flooring, wall mounted security intercom, walk in storage / airing cupboard housing hot water tank, shelving, wall mounted electric consumer unit and utility meter.

Lounge / Dining Room

W: 16' 11" x L: 10' 3" (W: 5.15m x L: 3.12m)

(Maximum measurements). Two double glazed windows to side and rear aspects, laminate wood effect flooring, wall mounted electric heater, coved and textured ceiling, archway to kitchen, two wall light points, emergency alarm pull cord.

Kitchen

W: 7' 7" x L: 5' 5" (W: 2.32m x L: 1.65m)

(Maximum measurements). Range of base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob, space for freestanding fridge / freezer, tiled to principle areas, vinyl flooring, textured ceiling, double glazed window to side aspect.

Bedroom

W: 13' 8" x L: 9' (W: 4.15m x L: 2.74m)

(Maximum measurements not including depth of fitted wardrobe cupboard).

Double glazed window to side aspect, two wall light points, wall mounted electric heater, emergency alarm pull cord, coved and textured ceiling, fitted wardrobe cupboard.

Shower Room

W: 5' 8" x L: 7' 3" (W: 1.72m x L: 2.21m)

Shower cubicle with wall mounted shower, wall mounted grab / hand rail, low level wc and wash hand basin set in vanity unit, wall mounted heated towel rail, wall mounted light and mirror, full wall tiling, smoothed ceiling, emergency alarm pull cord.

Additional Information

Homewater house is a retirement complex managed by First Port managing agents and benefits from a house manager who is on site Monday through to Friday. Within easy access to WaterlooVille Town Centre and bus connections. Communal facilities to include lifts, residents lounge with kitchen, residents laundry facilities, guest suite (chargeable), communal gardens and communal visitor / residents parking. Minimum age 60 years.

Lease 99 years as of 1984 (To Be Confirmed by vendor).

Service Charges 1st September 2024 - 28th February 2025 £1,297.47 half yearly.

Ground Rent 1st September 2024 - 28th February 2025 £198.84 half yearly.

