

PRICE:£130,000



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Rosecott, Havant Road, Horndean, PO8 0XA

One bedroom first floor apartment which due to the layout of the building can be accessed without the use of the stairs or lift. Accommodation briefly comprises; double bedroom, modern kitchen and shower room, lounge with sliding door leading to a southerly aspect patio/seating area. NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(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, lift or stairs to all floors.

Personal Entrance

Timber glazed front door leading to the entrance hall.

Entrance Hall

Wall mounted security intercom, emergency alarm pull cord, wall mounted Dimplex Q-Rad electric heater, coved and textured ceiling. Storage cupboard with shelving, consumer unit, and Red ring power stream eco water heater.

Lounge

W: 3' 5" x L: 4' 5" (W: 1.04m x L: 1.35m)

Double glazed sliding patio doors leading to personal patio/seating area, wall mounted Dimplex Q-Rad electric heater, emergency pull cord, coved and textured ceiling. Archway to:-

Kitchen

W: 2' 4" x L: 2' 5" (W: 0.71m x L: 0.74m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over, eye level oven, space for fridge / freezer, under counter lighting, tiled splashback, extractor fan, coved and textured ceiling.

Bedroom

W: 2' 9" x L: 3' 11" (W: 0.84m x L: 1.19m)

Measurements do not include depth of fitted wardrobe cupboard.

Double glazed window with Southerly aspect, fitted wardrobe cupboard, Dimplex Q-Rad electric heater, emergency alarm pull cord, coved and textured ceiling.

Shower Room

W: 2' 2" x L: 1' 9" (W: 0.67m x L: 0.53m)

Modern suite comprising walk in shower cubicle with built in seat and wall mounted shower, wash hand basin and WC set in vanity unit, wall mounted de-misting mirror, wall mounted heated towel rail, emergency alarm pull cord, tiled walls, smooth ceiling.

Additional Information

Facilities on site include; residents parking, residents gardens, residents lounge, lifts, laundry room, and guest suite (chargeable). There is also a house manager on site at specified times. Minimum age 60 years.

Service charge £720.67 per quarter (currently)

Ground rent charge £175 per annum (currently)

Length of lease 99 years from December 1988.

The above lease details and charges are believed to be correct but these should be confirmed prior to purchase.

