

PRICE:£80,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall and ceiling areas and any other details are approximate and no responsibility is taken for any errors or omissions. The floorplan is for information only and should not be used as a basis for any prospective purchase. The layout, fixtures and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of writing.



Homewater House, Waterlooville, PO7 7JZ

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>

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT FLAT within close proximity to Waterlooville Town Centre. Accommodation boasts lounge, double bedroom with fitted wardrobes, modern kitchen, shower room, emergency alarm cords throughout and communal facilities.

Communal Entrance

Via security intercom, lift or stairs to the second floor.

Personal Entrance

Front door leading to:-

Entrance Hall

Wall mounted emergency alarm pull cord, wall mounted electric heater, coved and textured ceiling with loft access, storage cupboard with shelving and wall mounted consumer unit and fuse board.

Lounge

W: 10' 7" x L: 14' 9" (W: 3.23m x L: 4.51m)

Double glazed window to front aspect, emergency alarm pull cord, wall mounted electric heater, archway to kitchen.

Kitchen

W: 7' 2" x L: 5' 5" (W: 2.19m x L: 1.64m)

Modern matching range of wall and base units complemented with roll top work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob, space for under counter fridge or freezer, tiled splashback, textured ceiling, extractor fan.

Bedroom One

W: 8' 8" x L: 11' 6" (W: 2.65m x L: 3.5m)

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

Shower Room

W: 5' 6" x L: 6' 9" (W: 1.68m x L: 2.06m)

Walk in shower cubicle with wall mounted shower, low level wc, wash hand basin set in vanity unit, heated towel rail, tiled walls, wall mounted "Dimplex" warm air heater, wall mounted extractor fan, coved and textured ceiling.

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

Service Charges £1299.45 Half Yearly.

Ground Rent £198.84 Half Yearly.

