



PRICE:£95,000



Whilst every effort has been made to ensure the accuracy of the floorplan, it is not a guarantee of the actual dimensions of the property. The floorplan is for information only and should not be used as a basis for any financial or legal decision. The agent, A.J.Eyre & Sons, is not responsible for any errors or omissions. The floorplan is for information only and should not be used as a basis for any financial or legal decision. The agent, A.J.Eyre & Sons, is not responsible for any errors or omissions.



Homewater House, Hulbert Road, Waterlooville, PO7 7JY

EXTENDED LEASE and offered with NO FORWARD CHAIN. ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT with lounge door leading out onto the rear gardens. Homewater House is conveniently located just outside of Waterlooville town centre and has a main bus route to Portsmouth immediately outside.

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+) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Communal Entrance

Via security intercom, stairs or lifts to all floors.

Personal Entrance

Front door.

Entrance Hall

Wall mounted control panel for door entry and emergency alarm pull cord, coved and textured ceiling, storage cupboard housing hot water tank, wall mounted consumer unit and utility meter.

Lounge / Dining Room

W: 10' 7" x L: 18' 11" (W: 3.22m x L: 5.77m)

Double glazed door and window to rear aspect leading out to the communal rear garden, wall mounted electric night storage heater, picture rail, coved and textured ceiling, emergency alarm pull cord, archway to Kitchen.

Kitchen

W: 7' 3" x L: 5' 5" (W: 2.2m x L: 1.66m)

Matching range of wall and base units complemented with 'butcher block' style work surfaces over incorporating stainless sink unit with mixer tap and drainer, fitted eye level electric oven, fitted eye level microwave, two ring electric hob, tiled to principle areas, textured ceiling with extractor fan.

Bedroom One

W: 8' 10" x L: 16' (W: 2.69m x L: 4.87m)

(Maximum measurements).

Double glazed window to rear aspect, range of fitted bedroom furniture, wall mounted electric night storage heater, coved and textured ceiling.

Shower Room

W: 5' 6" x L: 6' 10" (W: 1.68m x L: 2.08m)

Walk in shower cubicle, close coupled low level wc, wash hand basin, tiled to principle areas, wall mounted extractor fan, wall mounted warm air heater, coved and textured ceiling, emergency alarm pull cord.

Please Note

Homewater House is located close to the Town Centre and has many facilities for the residents including a residents lounge, two laundry rooms, outside drying areas, communal gardens, house manager and two lifts.

Additional Information

Extended lease currently 98 years remaining (139 year lease from 1/9/1984)

Ground Rent currently £484.04 per annum.

Service Charge last year £2489.09 per annum.

The minimum age is 60, however for couples one resident can be over 60 and the other over 55.

