

GROUND FLOOR



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.

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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>

PRICE:£95,000



Rosecott, Havant Road, Horndean, PO8 0XA

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT in Horndean. Accommodation boasting modern kitchen, modern shower room with walk in shower cubicle, double bedroom with fitted bedroom furniture, residents facilities including lounge, gardens and parking.

Communal Entrance

Via security intercom, lift or stairs to all floors.

Personal Entrance

Timber glazed front door leading into the entrance hall.

Entrance Hall

Wall mounted security intercom, emergency alarm pull cord, wall mounted electric heater, walk in storage cupboard with shelving, hot water tank and utility meters.

Lounge / Dining Room

W: 11' 3" x L: 14' 6" (W: 3.43m x L: 4.43m)

Double glazed window to rear aspect, wall mounted electric heater, coved and textured ceiling, wall mounted emergency alarm pull cord, archway to kitchen.

Kitchen

W: 7' 10" x L: 8' (W: 2.39m x L: 2.44m)

Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over, stainless steel eye level double oven, space and plumbing for washing machine, spaces for under counter fridge and freezer, tiled splashback, laminate tiled effect flooring, coved and textured ceiling with pin spot downlighting.

Bedroom One

W: 9' 3" x L: 12' 10" (W: 2.82m x L: 3.91m)

Double glazed window to rear aspect, range of fitted bedroom furniture, wall mounted electric heater, wall mounted emergency alarm pull cord, coved and textured ceiling.

Shower Room

W: 7' 3" x L: 5' 9" (W: 2.2m x L: 1.76m)

Modern suite comprising walk in shower cubicle, wash hand basin and low level wc set in vanity unit, fitted storage cupboard, chromium ladder style heated towel rail, tiled to principle areas, laminate tiled effect flooring, coved and textured ceiling with extractor fan, wall mounted emergency alarm pull cord.

Additional Information

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

Service charge £762.23 per quarter

Ground Rent £175.00 per annum

Length of lease 99 years from 1988

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

PLEASE NOTE: Leasehold Reform Benefits (2025 Changes)

The Government's Leasehold and Freehold Reform Act 2024 introduces significant improvements for leaseholders. This flat qualifies immediately for the following:

990-Year Lease Extension

Ground Rent Reduced to Zero (Peppercorn Rent)

No "Marriage Value" Payable (a substantial saving)

Simplified, More Transparent Process.

