



PRICE: £85,000



When using this plan, please note that the accuracy of the floor plan is not guaranteed. Measurements of rooms, corridors, stairs and any other parts of the property are for information only and should not be used as a basis for any financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any financial transaction.



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

74 79

Homewater House, Waterlooville, PO7 7JZ

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT at Homewater House just on the outskirts of Waterlooville Town Centre. Features including modern refitted WET ROOM, door leading out to seating area, residents parking and communal lounge area.

Communal Entrance

Via security intercom, stairs or lift 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 with shelving, hot water tank, wall mounted consumer unit and utility meter.

Lounge / Dining Room

W: 10' 7" x L: 17' 4" (W: 3.23m x L: 5.28m)

Double glazed door and window to rear aspect overlooking residents car park, wall mounted electric night storage heater, emergency alarm pull cord, coved and textured ceiling, archway to kitchen.

Kitchen

W: 7' 4" x L: 5' 6" (W: 2.24m x L: 1.68m)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, electric hob with oven below, space for fridge / freezer, tiled flooring and to principle areas, double glazed window to side aspect, textured ceiling.

Bedroom One

W: 8' 9" x L: 13' 5" (W: 2.66m x L: 4.09m)

(Maximum measurements including depth of fitted wardrobe cupboards).

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

Wet Room

W: 5' 5" x L: 6' 9" (W: 1.65m x L: 2.05m)

Modern refitted suite comprising wall mounted shower and wall mounted foldaway seat, close coupled low level wc with wall mounted grab rails, wash hand basin set in vanity unit, chromium ladder style heated towel rail, floor tiling with drainage area, full wall tiling, smoothed ceiling with pin spot downlighting, emergency alarm pull cord.

Please Note

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

Additional Information

Current lease is 99 years as of 1984

Ground Rent payable currently 1/3/25 - 31/8/25 £198.84 half yearly

Service Charges payable currently 1/3/25 - 31/8/25 £1299.45 half yearly.

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

