



Dene Court, Holman Close, Cowplain, PO8
8HD

MODERN ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT at Dene Court in Cowplain. The property benefits from RESIDENTS COMMUNAL GARDENS, GOOD ACCESS TO LOCAL AMENITIES INCLUDING BUS CONNECTIONS AND DOCTORS SURGERY. Offered with NO FORWARD CHAIN.

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		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Communal Entrance

Via security intercom, stairs or chair lift providing access to the first floor, access to communal lounge and laundry room, access to rear communal garden seating area with direct pedestrian access to local amenities.

Personal Entrance

Front door leading to the entrance hall.

Entrance Hall

Textured ceiling, wall mounted electric heater, storage cupboard housing wall mounted water heater, wall mounted electrical fuse board, additional walk in storage cupboard with shelving.

Lounge / Dining Room

W: 10' 4" x L: 17' 11" (W: 3.15m x L: 5.46m)

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

Kitchen

W: 7' 11" x L: 6' 11" (W: 2.42m x L: 2.11m)

Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring electric hob with stainless steel extractor canopy over, eye level electric oven, space for freestanding fridge / freezer, space and plumbing for washing machine, tiled splashback, textured ceiling.

Bedroom One

W: 8' 9" x L: 14' 5" (W: 2.67m x L: 4.38m)

(Maximum measurements including depth of fitted wardrobe cupboards).

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

Shower Room

W: 5' 4" x L: 7' 4" (W: 1.62m x L: 2.23m)

Modern suite comprising shower cubicle with wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, tiled to principle areas, textured ceiling, emergency alarm pull cord.

Additional Information

Lease information 125 years from 1st April 1989

Service Charges £3656.25 Per Annum

Residents lounge

Development manager

Communal gardens

Communal drying / laundry room

24 hour emergency call system

Guest suite (chargeable)

Stair or chair lift to first floor

Fridge/freezer and washing machine to remain

