

Offers Over £100,000

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& SONS



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and other data are approximate and no responsibility is accepted for any error or omission. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown herein are for illustrative purposes only and are not guaranteed. Made with Floorplan 12/20/21



## Rosecott, Havant Road, Horndean, Waterlooville, PO8 0XA

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT in Horndean. Accommodation boasts sliding patio doors leading out to the patio / communal garden, communal residents lounge, house manager and guest suite (chargeable).

### 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>

Communal Entrance  
Via security intercom.

Personal Entrance  
Timber glazed front door leading to the entrance hall.

Entrance Hall  
Wall mounted security intercom and emergency alarm pull cord, wall mounted electric heater, airing cupboard with shelving, hot water tank, wall mounted electrical fuse board and electric meter.

Lounge  
Double glazed sliding patio doors to patio and rear aspect /communal garden, electric wall mounted heater, emergency alarm pull cord, coved and textured ceiling, archway to kitchen.

Kitchen  
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit, eye level electric oven, four ring electric hob, extractor canopy over, space and plumbing for washing machine, integrated fridge / freezer, tiled to principle areas, coved and textured ceiling with extractor fan.

Bedroom One  
(Maximum measurements including depth of fitted wardrobe cupboard).  
Double glazed window to rear aspect, wall mounted electric heater, fitted wardrobe cupboard with hanging rail and shelving, coved and textured ceiling, emergency alarm pull cord.

Bathroom  
Low level panelled bath with wall mounted shower over, pedestal wash hand basin, close coupled low level wc, wall mounted electric heater, wall mounted light / shaver point, tiled flooring and to principle areas, emergency alarm pull cord, coved and textured ceiling with extractor fan.

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 £760.00 Per Quarter  
Ground Rent Charge £125.00 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.

