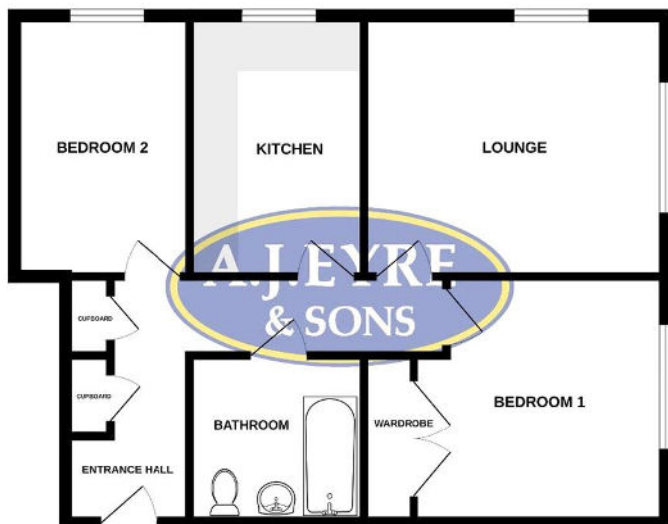


PRICE: £135,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, it is not intended to be a substitute for a professional survey. The floorplan is provided for information only and should not be relied upon for any purpose. The floorplan is provided for information only and should not be relied upon for any purpose. The floorplan is provided for information only and should not be relied upon for any purpose.



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

NO FORWARD CHAIN is offered with this TWO BEDROOM FIRST FLOOR RETIREMENT FLAT in Horndean. Accommodation boasting lounge with double aspect windows, kitchen with plumbing for own washing machine, electric heaters, emergency alarm pull cords throughout, good access to Horndean village amenities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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, stairs or lift to first floor.

Personal Entrance

Front door leading to entrance hall.

Entrance Hall

Wall mounted electric heater, coved and textured ceiling with access to loft area, wall mounted security intercom and emergency alarm pull cord, storage cupboard with shelving housing wall mounted electric consumer unit and fuse board, separate airing cupboard with shelving and hot water tank.

Lounge

W: 13' 6" x L: 11' 7" (W: 4.12m x L: 3.52m)

Two double glazed windows to side and rear aspects, coved and textured ceiling, emergency alarm pull cord.

Kitchen

W: 7' 4" x L: 11' 8" (W: 2.23m x L: 3.56m)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, electric hob with extractor canopy over, eye level electric oven, space and plumbing for washing machine, double glazed window to rear aspect, tiled to principle areas, emergency alarm pull cord, coved and textured ceiling.

Bedroom One

W: 13' 1" x L: 11' 1" (W: 3.99m x L: 3.38m)

(Maximum measurements not including depth of fitted wardrobe cupboard).

Double glazed window to side aspect, coved and textured ceiling, fitted wardrobe cupboard with shelving and hanging rail, emergency alarm pull cord.

Bedroom Two

W: 7' 10" x L: 11' 8" (W: 2.39m x L: 3.56m)

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

Bathroom

W: 7' 10" x L: 7' 4" (W: 2.39m x L: 2.24m)

Suite comprising panelled bath with wall mounted shower, pedestal wash hand basin, close coupled low level wc, coved and textured ceiling, emergency alarm pull cord, tiled to principle areas.

Additional Information

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

Service Charge £900 Per Quarter

Ground Rent Charge £175 Per Annum

Length of the lease 99 Years from 1988

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

