

PRICE:£105,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, quantities and appliances shown have not been tested and are guaranteed as to their quantity or efficiency (see the plan). Made with Metaplan 12/02/05



Christyne Court, Stakes Road, Waterlooville, PO7 5XT

NO FORWARD CHAIN is offered with this MODERN, LIGHT AND AIRY well presented ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT FLAT in Purbrook. Accommodation boasts modern kitchen with integrated fridge and washing machine (to remain), modern shower room, communal facilities, emergency alarm cords.

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		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Communal Entrance

Via security intercom, stairs or lift to second floor.

Personal Entrance

Front door leading into the entrance hall.

Entrance Hall

Smoothed ceiling, wall mounted security intercom and emergency alarm pull cord, storage cupboard with shelving and housing wall mounted electrical fuse board.

Lounge

W: 9' 10" x L: 16' 4" (W: 3m x L: 4.98m)

Electric fire with surround, double glazed window to rear aspect, wall mounted electric heater, coved and smoothed ceiling, emergency alarm pull cord, opening to kitchen.

Kitchen

W: 7' 2" x L: 6' 3" (W: 2.18m x L: 1.91m)

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with extractor canopy over and electric oven below, washing machine (to remain, fitted 2025) , integrated under counter fridge, tiled splashback, smoothed ceiling with extractor fan.

Bedroom

W: 8' 9" x L: 14' 1" (W: 2.67m x L: 4.29m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect, mirror fronted fitted wardrobe cupboard with shelving and hanging rail, wall mounted electric heater, emergency alarm pull cord, coved and smoothed ceiling.

Shower Room

W: 5' 5" x L: 8' 5" (W: 1.64m x L: 2.58m)

Modern suite comprising walk in shower cubicle with wall mounted shower and grab rail, pedestal wash hand basin, close coupled low level wc, chromium ladder style heated towel rail, emergency alarm pull cord, smoothed ceiling with extractor fan and access to loft area, tiled flooring and to principle areas.

Additional Information

Please note there is an age restriction for minimum 60 years. Facilities include residents lounge, residents parking and communal gardens, guest suite (chargeable).

Lease information. 125 Years from 1988.

Service Charge payable monthly currently £238.91, please note this will be increasing on 1st January 2026 to £246.18 per month.

Ground Rent. £75 to be reviewed March 2026

