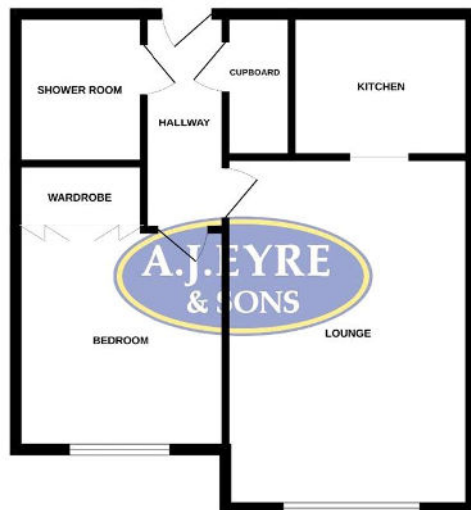


PRICE:£85,000



While every attempt has been made to ensure the accuracy of the figures contained here, management of the donor, selected, donors and any other terms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Agents notes:**

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

NO FORWARD CHAIN is offered with this ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT within walking distance of Waterlooville Town Centre. Accommodation boasting lounge / dining room, shower room, emergency alarm cords throughout. The property also benefits from an EXTENDED LEASE.

Communal Entrance

Via security intercom, stairs or lift to all floors.

Personal Entrance

Front door.

Entrance Hall

Coved and textured ceiling, wall mounted security intercom, storage cupboard with shelving, utility meter, consumer board and hot water tank.

Lounge / Dining Room

W: 10' 6" x L: 18' 9" (W: 3.2m x L: 5.71m)

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

Kitchen

W: 7' 2" x L: 5' 6" (W: 2.18m x L: 1.66m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space for cooker, space for fridge / freezer, tiled splash back, textured ceiling with extractor fan.

Bedroom One

W: 8' 9" x L: 14' 1" (W: 2.66m x L: 4.29m)

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

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

Shower Room

W: 5' 4" x L: 6' 10" (W: 1.64m x L: 2.07m)

Shower cubicle with wall mounted shower and grab rail, low level wc and wash hand basin set in vanity unit, wall mounted heated towel rail, tiled to principle areas, coved and textured ceiling, extractor fan.

Please Note

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

Lease currently 99 years available (139 year lease from 1/9/1984)

Ground Rent currently £242.02 half yearly

Service charges currently £1,694.71 half yearly

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

