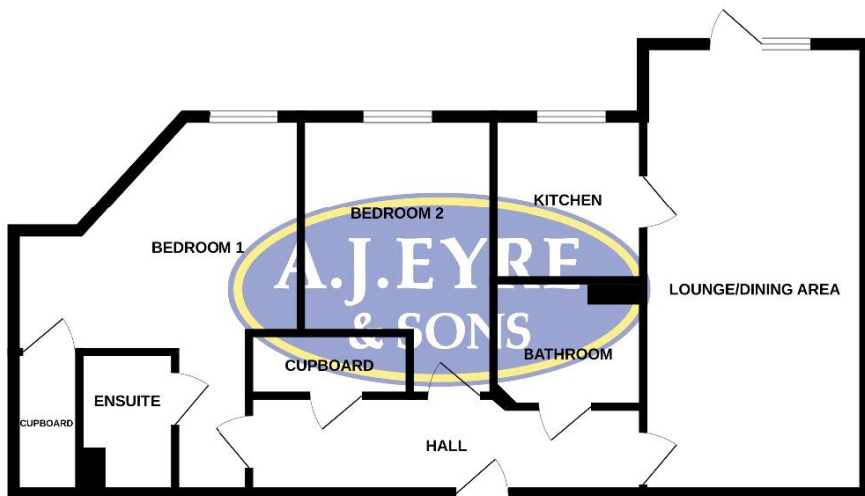


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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>

PRICE:£240,000



Victory Court, Waterlooville, PO7 7FB

NO FORWARD CHAIN is offered with this SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT in Waterlooville. Accommodation boasting spacious lounge / dining room leading out to patio / seating area, fitted kitchen, ensuite to master bedroom and underfloor heating, on site house manager.

Communal Entrance
Via security intercom.

Personal Entrance
Front door leading into the entrance hall.

Entrance Hall
Wall mounted security intercom and communal door entry system, smoothed ceiling with pin spot downlighting, underfloor thermostat, storage cupboard with hot water tank and wall mounted consumer unit and utility meter.

Lounge / Dining Room W: 10' 5" x L: 21' 6" (W: 3.18m x L: 6.55m)
Feature fireplace with white surround, hearth and mantle over with inset electric fire, smoothed ceiling, double glazed door and window to rear aspect leading out to patio / seating area.

Kitchen W: 7' 3" x L: 7' 10" (W: 2.22m x L: 2.4m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring electric hob with stainless steel extractor canopy over, eye level electric oven, integrated fridge / freezer, tiled flooring and to principle areas, double glazed window to rear aspect, smoothed ceiling with pin spot downlighting.

Master Bedroom W: 14' 11" x L: 18' 10" (W: 4.56m x L: 5.74m)
(Overall maximum measurements).
Double glazed window to rear aspect, smoothed ceiling, walk in wardrobe cupboard with hanging rail and fitted shelving unit.

En Suite Shower W: 4' 5" x L: 6' 8" (W: 1.35m x L: 2.03m)
Shower cubicle with wall mounted shower, grab rail, close coupled low level wc, pedestal wash hand basin, heated towel rail, tiled flooring and to principle areas, smoothed ceiling with pin spot downlighting, wall mounted light and shaver point, emergency alarm pull cord.

Bedroom Two W: 9' 1" x L: 14' 4" (W: 2.77m x L: 4.36m)
(Maximum measurements).
Double glazed window to rear aspect, smoothed ceiling.

Bathroom W: 7' 3" x L: 6' 9" (W: 2.21m x L: 2.05m)
Suite comprising panelled bath with mixer tap, wall mounted shower, shower screen and grab rail, close coupled low level wc, wash hand basin set in vanity unit, heated towel rail, tiled flooring and to principle areas, smoothed ceiling with pin spot downlighting, emergency alarm pull cord.

Additional Information
Other features of the property include zone controlled electric underfloor heating, illuminated light switches, door entry system with camera and 24 hour care line emergency assistance. The development has a house manager, mobility scooter storage and charging, gardens with seating area, residents lounge and laundry room, guest suite for visitors (chargeable).

Lease 125 years from 2012
Ground rent £495.00 Per Annum.
Service charge £4159.92 Per Annum

It is a condition of purchase that all residents must meet the age of requirement of 60 years.

Car parking permit scheme applies (check with House Manager for availability).

