

## **2 Tower Court**

**67 Tower Street, Winchester, Hampshire, SO23 8TA**



### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE UPPER GROUND FLOOR**

Tower Court comprises 15 properties arranged over 3 floors and is served by a lift. There is a subsidised guest room with en-suite for residents who wish to accommodate visitors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Visiting Development Manager  
Communal Gardens  
24 hour emergency Appello call system  
Car Park  
Minimum Age 55

Guest room with ensuite  
Lift  
LEASE: 139 years from 1988



**PRICE: £145,000**

**For more details or to make an appointment to view, please contact**

**Alana Snow**

**Floor Plan**

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 42.4 sq. metres (456.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 76                      | 78        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | 67                      | 68        |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC |           |

**For Financial Year Ending:**

**31/3/20**

**Annual Ground Rent:**

**£250.00**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£3,046.87**

**Contingency Fund Balance:**

**£tbc**

**Event Fees:**

**0 Transfer**

**0 Contingency**

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