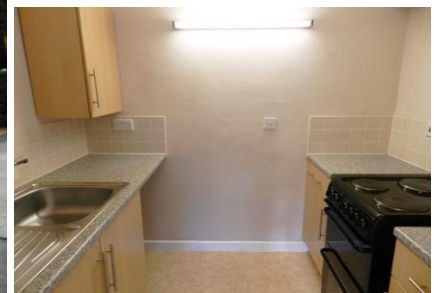


## **36 Homerise House**

Hyde Street, Winchester, Hampshire, SO23 7HA



**A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITHIN  
EASY REACH WINCHESTER TOWN CENTRE**

Homerise House was constructed by McCarthy & Stone (Developments) Ltd and comprises 51 properties arranged over 4 floors each served by lift. The resident 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.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Lift to all floors  
Development Manager

Guest Suite  
Minimum Age 55  
Communal Satellite Dish (additional fees apply)  
Lease Length: 99 years from 1981



**PRICE: £115,000**

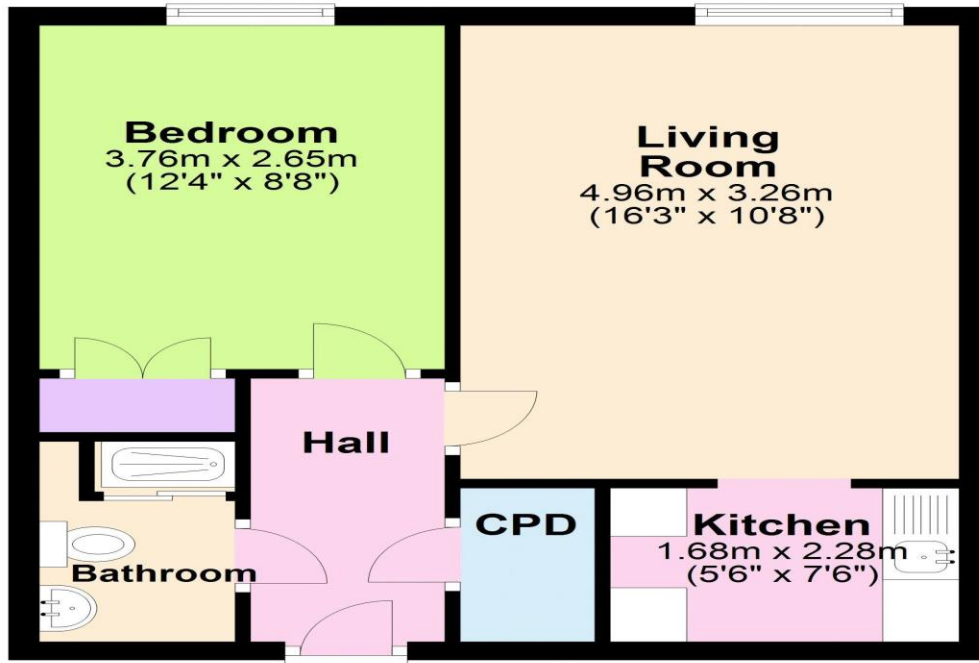
**For more details or to make an appointment to view, please contact**

**Alana Snow**

 **01425632291**  **alana.snow@retirementhomesearch.co.uk**

## Floor Plan

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 40.4 sq. metres (435.2 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/21

Annual Ground Rent:

£TBA

Ground Rent Period Review:

Next Uplift 2023

Annual Service Charge:

£2,076.96

Contingency Fund Balance:

£TBA

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.