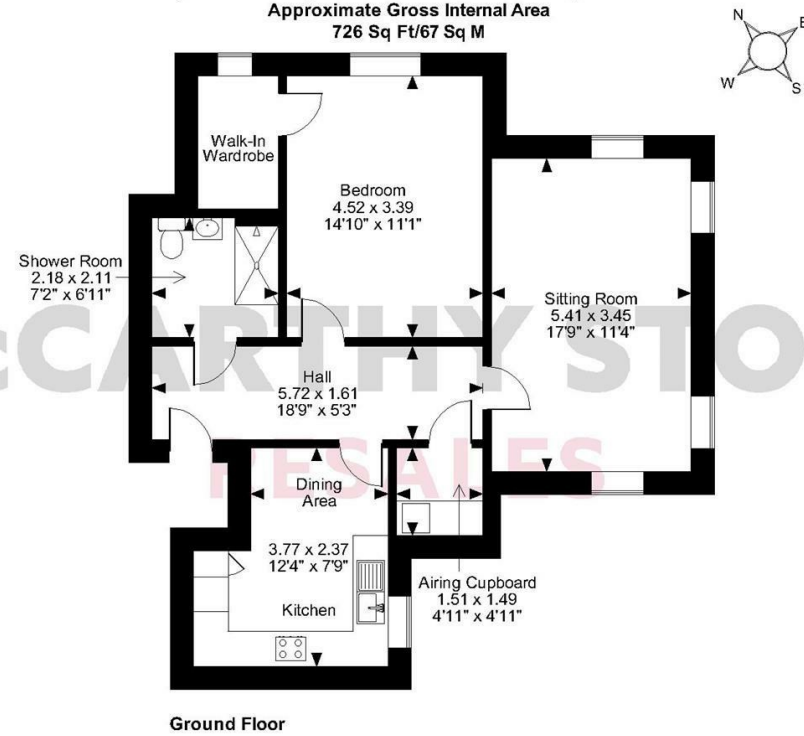


Wykeham Court, Winchester Road Wickham, Fareham  
Approximate Gross Internal Area  
726 Sq Ft/67 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>79</b>	<b>79</b>
(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>			
Not energy efficient - higher running costs			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**14 WYKEHAM COURT  
WINCHESTER ROAD, FAREHAM, PO17 5EU**



BEAUTIFUL and WELL PRESENTED Ground Floor, One Bed Retirement Apartment with TRIPLE ASPECT living room set in the POPULAR Wykeham Court development.

**ASKING PRICE £285,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# WINCHESTER ROAD, WICKHAM, FAREHAM, PO17 5EU

## WYKEHAM COURT

Wykeham Court was built in 2015 as one of McCarthy and Stone's Retirement Living Platinum range and consists of one and two bedroom apartments. This delightful development has been designed with Retirement Living in mind and is exclusively for those aged 60 and over. From the beautifully landscaped gardens to the spacious resident's lounge, there is plenty of space for socialising at Wykeham Court. For a little more privacy, retreat back to your apartment and enjoy the luxury and comfort of the underfloor heating, Vent-axia air ventilation system, oak veneered doors, chrome door furniture and high-spec kitchen. As well as being equipped with a 24-hour security system and intruder alarm, for peace of mind, there is also a dedicated house manager and support on hand at this development if required.

If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room.

## ENTRANCE HALL

Front door with spy hole and letter box leads to the entrance hall where the 24 hour Tunstall emergency response pull cord system is in place with illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Further doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A deceptively spacious and very well presented living/dining room which has ample space for a dining furniture. Triple aspect outlook thanks to four floor to ceiling triple glazed window units. There are two ceiling light points, ample raised power points and a TV, internet & telephone point. Opening leads into the modern fitted kitchen.

## KITCHEN

The modern, fully fitted kitchen has high-gloss, white units and a marble effect roll top worktop. The integrated units include a dishwasher, fridge/freezer, waist-height electric oven,

microwave, ceramic 4-ring electric hob with extractor hood over and a stainless steel sink and drainer unit with mixer tap.

## BEDROOM

A double bedroom of excellent proportions with window overlooking the communal gardens and a walk-in wardrobe with ample hanging space. TV and phone point, ceiling lights and power points.

## SHOWER ROOM

The stylish wet room style shower room has partially tiled walls with a tiled floor and consists of a level access walk-in shower, toilet, vanity unit with sink and illuminated mirror above and electric shaver point. There are grab rails and an emergency pull cord.

## LOCAL AREA

Wickham has a rich and varied history and is an enchanting market town bursting with character and surrounded by the beautiful countryside of Hampshire's Meon Valley. Although only a stone's throw away from the Cathedral City of Winchester, Southampton and Portsmouth, Wickham offers any visitor a wide range of independent shops, a variety of eateries and serene water meadows close by. The village also consists of some fascinating and historical buildings as well as Wickham Square with its variety of shops, along with a bank, post office & chemist. Also within the village square are two pubs and various eating establishments. The village has a well-regarded primary school along with a doctors surgery and parish church. The nearest railway station is in Fareham and a network of buses serves the surrounding towns and villages including Stubbington, Titchfield, Locks Heath and Swanwick. Fareham and the M27 can be found just over three miles south.

## LEASEHOLD

Lease length: 999 Years from 2015

Ground rent: £425 p.a.

Ground rent review: Jun-30

Managed by: McCarthy and Stone Management Services

## CAR PARKING

Parking is by allocated space and is subject to availability and a

# 1 BED | £285,000

small additional annual fee. Please check with the House Manager on site for availability.

## SERVICE CHARGE (RL)

What your service charge pays for:

- Underfloor heating.
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3944.60 per annum (up to financial year end 30/09/2024).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

