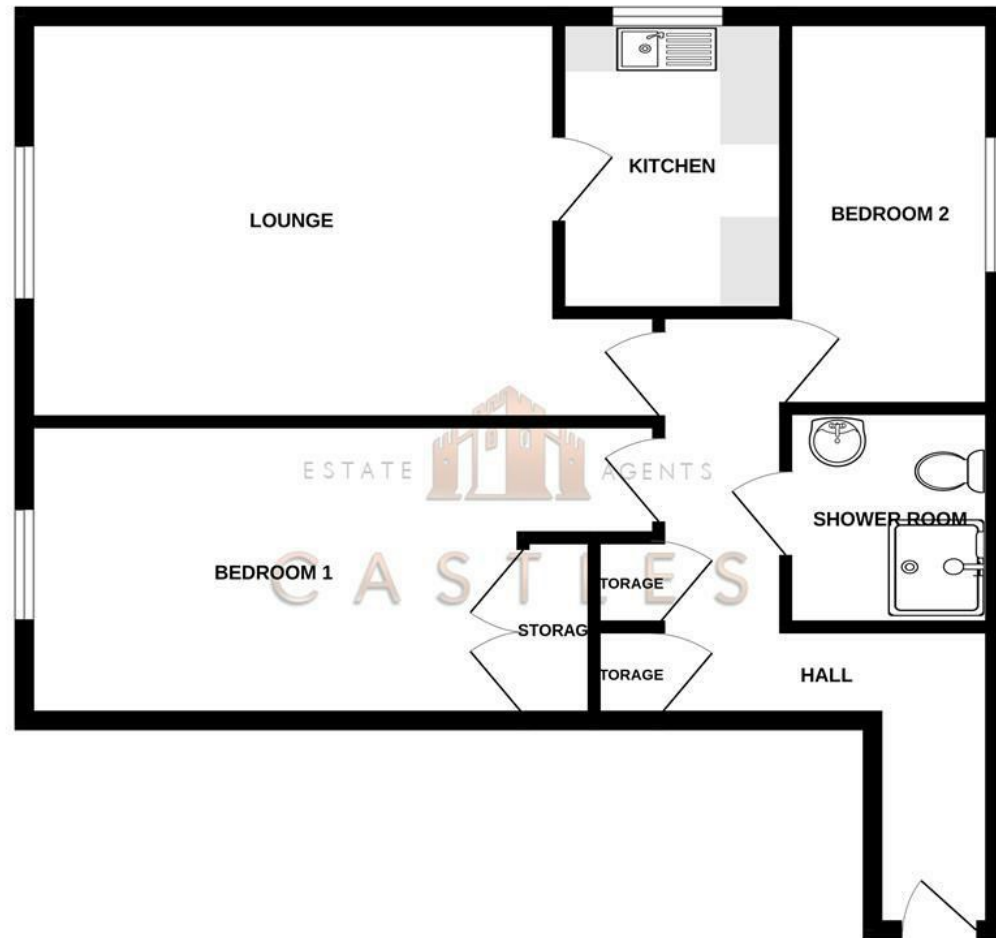


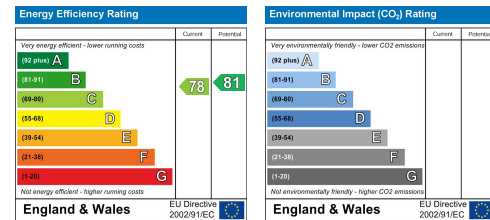
Floor Plan

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



18 Copper Beaches Home Mead Waterlooville, PO7 6YQ

We are pleased to welcome to the market a first floor over 55's two-bedroom retirement apartment located in Copper Beches, Denmead.

Whilst unoccupied the property has been completely redecorated throughout and presents as new.

It features lounge with new carpet, shower room with new flooring, and two bedrooms, one with new carpet. The kitchen has been completely renewed.

On site there is a House Manager and a 24 hour call alarm system in place.

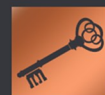
There are parking facilities on site.

There is also a guest suite for any visitors wishing to stay. Externally there are well maintained communal gardens surrounding the building. The property is being sold with no forward chain. For more information, or to arrange a viewing, please call Castles today

Asking price £135,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER
PO16 9QD



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

18 Copper Beaches Home Mead

Waterlooville, PO7 6YQ



- OVER 55'S ONLY
- TWO BEDROOMS
- PARKING
- REDECORATED THROUGHOUT
- NO FORWARD CHAIN
- MANAGER ON SITE
- 24 HOUR EMERGENCY CALL SYSTEM
- BRAND NEW KITCHEN
- GUEST SUITE ON SITE
- LIFT TO ALL FLOORS

LOUNGE

16'0" x 12'1" (4.9 x 3.7)

KITCHEN

8'10" x 6'6" (2.7 x 2.0)

BEDROOM 1

16'0" x 8'10" (4.9 x 2.7)

BEDROOM 2

6'2" x 11'5" (1.9 x 3.5)

Lease Information

Lease Length: 91 Years Remaining

Service Charge & Ground Rent: £3219 Per Annum

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be

clarified specifically by the solicitors during the conveyancing process *

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

