

11 Green Haven Court

82-86 London Road, Cowplain, Hampshire, PO8 8EW



PRICE: £130,000

Lease: 125 years from 2007

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR Green Haven Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 3 floors each served by lift. 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 or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 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 facilities
24 hour Emergency Appello call system
Car park on site
Development Manager

Guest Suite and Lift to all floors
Minimum Age 60
Camera entry system (linked to TV)
Lease 125 years from 2007

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

📞 01425 632291 📧 Kalise.Bucknell@retirementhomesearch.co.uk

ACCOMMODATION

Front door to:

ENTRANCE HALL

Emergency intercom, pull cord and door entry system. Ceiling light fitting. Power point. Storage cupboard housing electric meters. Airing cupboard with inset shelving and housing the hot water tank.

LIVING ROOM

Electric fire surround. Storage heater. Power points. TV aerial point. Ceiling light fitting. Telephone point. Door leads to:

KITCHEN with window

Tiled and fitted with wall and floor units. Stainless steel sink unit. Work tops. Built in electric oven and hob with extractor hood/fan over. Built in fridge and freezer. Power points. Ceiling light.

BEDROOM

Built in mirror fronted wardrobe with hanging rail and shelf above. Electric storage heater, power points, telephone point, ceiling light fitting.

SHOWER ROOM

Tiled and fitted with suite comprising walk in shower. Emergency pull cord. Vanity unit with wall mirror and light over. WC with low level flush. Extractor fan. Wall mounted electric heater. Ceiling light fitting. Electric heated towel rail.

RETIREMENT HOMESearch

Annual Service Charge:

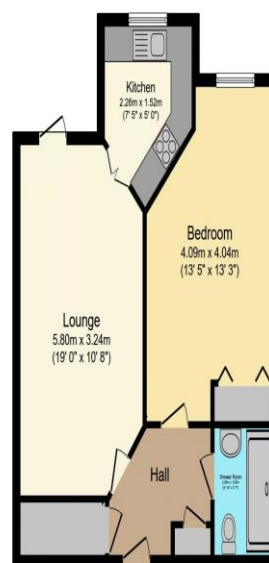
£3,453.18

Annual Ground Rent:

£425.00

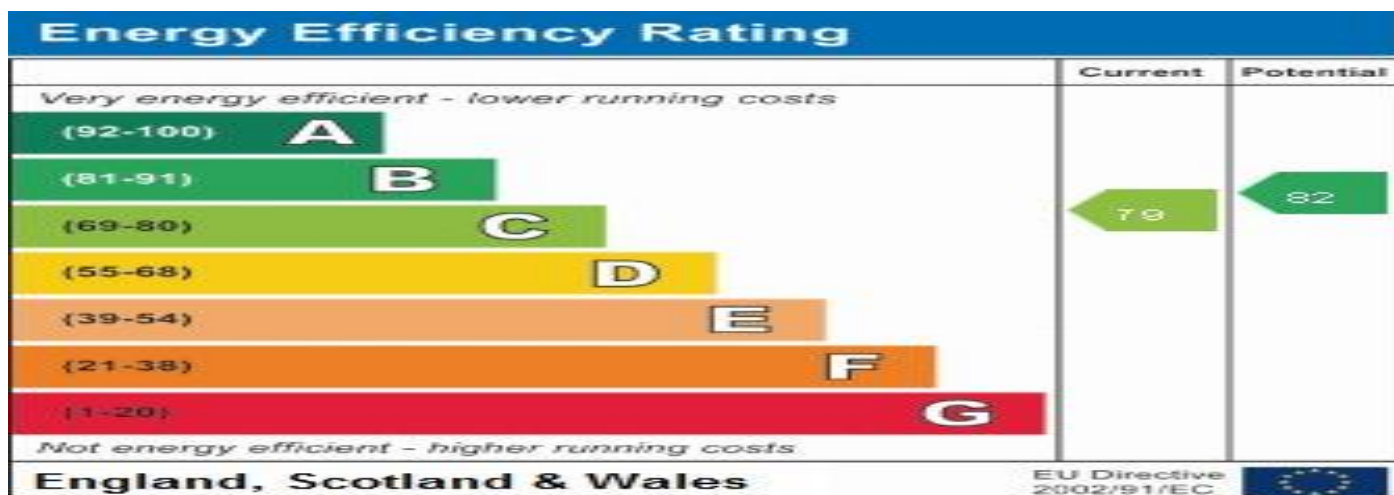
For Financial Year Ending:

28/02/2025



Total floor area 57.4 sq.m. (618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.