

19 Homewater House

Hulbert Road, Waterlooville, Hampshire, PO7 7JZ



PRICE: £78,000

Lease: 99 years from 1985

Property Description:

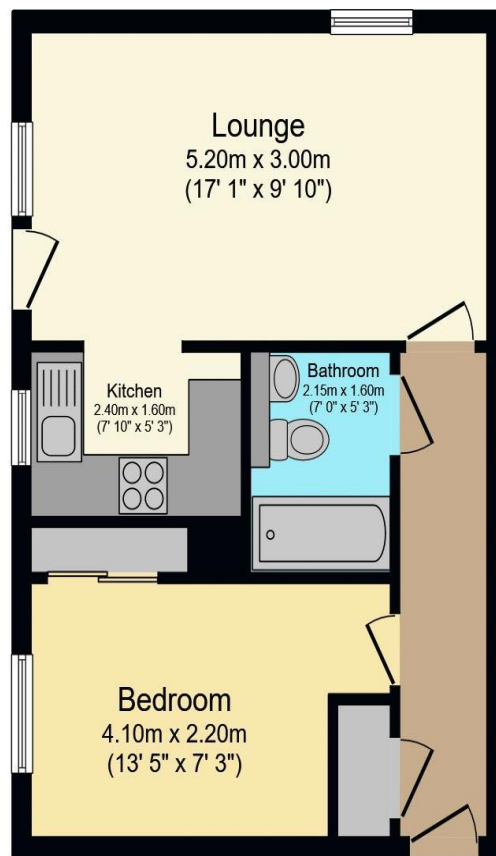
A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT

Homewater House was constructed by McCarthy & Stone (Developments) Ltd and comprises 95 apartments on four floors served by two lifts (there are certain apartments which cannot be reached by the lifts). Homewater House is purpose built for retirement and each apartment has an entryphone and communication to the resident Development Manager from various points within the apartment in the case of any emergency. In addition to the Development Manager there is the added security of 24 Hour Appello Emergency call system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the Development Manager is off duty. 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 Kitchen
- Communal Laundry
- 24 hour emergency Appello call system
- Minimum Age 60
- Resident Development Manager
- Two Guest Suites
- Communal Satellite Dish
- Lease 99 years from 1985



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



Total floor area 40.6 m² (437 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

01/09/25

Annual Ground Rent:

£397.69

Ground Rent Period Review:

2028

Annual Service Charge:

£2,594.94

Council Tax Band:

B

Event Fees:

**1% Transfer
0.00 Contingency**

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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.