

9 Homerise House

Hyde Street, Winchester, Hampshire, SO23 7HA



PRICE: £95,000

Lease: 139 years from 1981

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT BENEFITTING FROM A LEASE EXTENSION 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: 139 years from 1981



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

Floor Plan to follow.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

1/9/24

Annual Ground Rent:

£927.01

Ground Rent Period Review:

2044

Annual Service Charge:

£2,624.54

Council Tax Band:

A

Event Fees:

1% Transfer

0% 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.