

9 Homerise House

Hyde Street, Winchester, Hampshire, SO23 7HA



PRICE: £67,950

Lease: 96 years remaining.

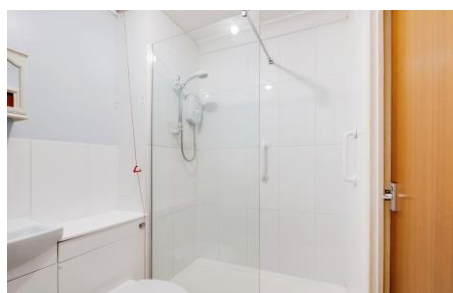
Property Description:

****BENEFITS FROM A LEASE EXTENSION** A REDECORATED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT**

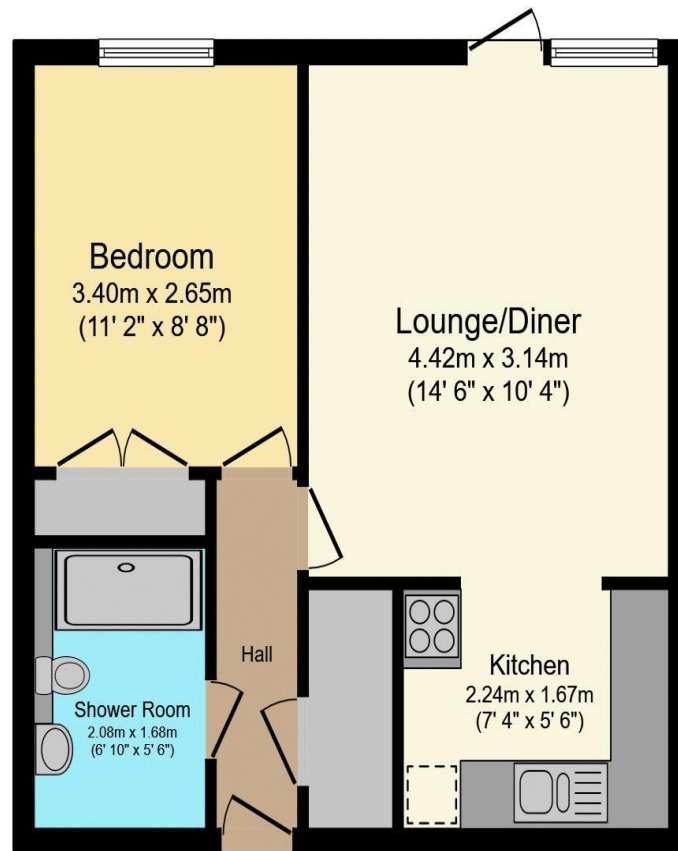
Homerise House was constructed by McCarthy & Stone (Developments) Ltd and comprises 51 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager 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
Miss Kalise Bucknell MNAEA**



Total floor area 44.1 sq.m. (475 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

For Financial Year Ending:

31/09/2025

Annual Ground Rent:

£927.01

Ground Rent Period Review:

2044

Annual Service Charge:

£2,624.60

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Retirement Homesearch Limited, Registered Office:
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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.