



25 HOMEBRAY HOUSE MARY ROSE AVENUE WOOTTON BRIDGE, PO33 4LW

£840 PCM

SAFE & SECURE. 1 bed RETIREMENT APARTMENT situated within Homebray House. 24hr CARELINE Large double bedroom, shower and spacious living room. Short LEVEL walk to the local SHOPS, DOCTORS and BUSES. Communal LIFT & laundry Room, water bills included. 1st Applicant must be 60+ .SERVICE CHARGE INC.

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25 HOMEBRAY HOUSE MARY

- Over 60s Retirement Property • 24 Careline • Spacious lounge and Shower Room • Communal lift, lounges and laundry • Level walk to Shops, Dr's and Buses • Available now • One bedroom • Shower Room • EPC B



THE ACCOMODATION WITH APPROXIMATE MEASUREMENT

HALLWAY

Alarm system. Doors to: Edit | Delete

LOUNGE/DINER

14' 09" (max)x 20' 06"(max) (4.5m x 6.25m)
Double glazing window to rear aspect, overlooking manicured gardens. Two storage heaters. Large walk in storage cupboard with water tank and meters. Space for table and chairs. Archway to

KITCHEN 9'03" x 6'1"

(2.82m x 1.85m) Fully fitted kitchen with matching wall, base and drawer units. Stainless steel sink and drainer. Fridge freezer.

BEDROOM Max x 8'10"

(5.41m x 2.69m) Double glazed window to rear aspect. Built in wardrobe. Wall heater.

BATHROOM 8'03" x 6'04"

(2.51m x 1.93m) Low level WC. Hand basin with storage cupboard. Large walk in shower. Tiled walls



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	85	85	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements