



HOMEBRAY HOUSE MARY ROSE AVENUE

WOOTTON BRIDGE, PO33 4LW

£90,000
LEASEHOLD

Modernised 1 bedroom retirement apartment for the over 60's. Easy living and with open views to the rear. Communal areas for enjoyment. Offered as CHAIN FREE.

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HOME BRAY HOUSE MARY ROSE

- 1 bedroom 2nd floor apartment
- Views over the garden
- Communal areas
- Easy living
- For the over 60's
- CHAIN FREE



The accommodation with approximate measurements

Door to

Hallway

Walk in cupboard housing tank and storage space. Entrance door system. Loft access. Doors to:

Lounge / Diner 4.57m.3.35m x 3.05m.2.13m (15.11 x 10.07)

Double glazed window over looking the communal garden Electric wall heater. Pull cord. Arch to:

Kitchen

Modern fitted kitchen with matching, wall, base and drawer units. Stainless steel sink and drainer. Space for fridge/freezer. Fitted electric cooker. 4 burner electric hob with stainless steel "Chimney" extractor.

Bedroom 3.66m.0.30m x 2.44m.2.44m (12.01 x 8.08)

Double glazed window to rear aspect. Electric wall heater. Built in wardrobes.

Bathroom

Double glazed window to side access. Shower cubicle with electric shower. Hand basin with vanity storage. Low level WC. Heated towel rail.

Additional information

Tenure: Leasehold 125 years form 1988

Fees: Approx £3200 Ground rent £440

Council Tax band "A"

Potential purchasers must be over the age of 60 years old.

1% payback to management company

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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