



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

£105,000
LEASEHOLD

Offered as CHAIN FREE and on the GROUND FLOOR. Well positioned to open up to the communal manicured gardens. Easy and secure living for the over 60's.

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SALES & LETTINGS

16 HOMEBRAY HOUSE MARY

- 1 bedroom GROUND FLOOR

APARTMENT • Easily maintained • Fabulous communal lounge • For the over 60's • CHAIN FREE



The accomodation with approximate measurements

Door to:

Hallway

Walk in storage cupboard with water tank and consumer unit. Alarm system. Doors to:

lounge/diner 5.75 x 3.22 (18'10" x 10'6")

Double glazed window and door to rear aspect. Storage heater. Emergency pull cord. Arch to:

Kitchen 2.18 x 1.72 (7'1" x 5'7")

Fitted kitchen with matching wall, base and drawer units. Fitted frigde, eye level electric oven and electric hob. Sink and drainer.

Bedroom 4.17 x 2.66 (13'8" x 8'8")

Double glazed window to rear aspect. Storage heater. Built in wardrobe. Additional built in wardrobes with matching overhead storage and bedside cabinets. Emergency pull cord.

Shower room 2.04 x 1.68 (6'8" x 5'6")

Over sized shower. Hand basin with vanity storage. Low level WC. Tiled walls. Heated towel rail.

Additional information

Potential purchasers must be 60 years, or older (a second purchaser can be 55 years)

1% is payable back to the management company

Council tax band "A"

EPC: C

No dogs allowed.

Tenure: Leasehold 125 years from 17/8/1988 89
Years remaining

Grond rent : tbc

Management Fee: tbc

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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			
(55-68) D			
(39-54) E			
(21-38) F			
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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