



**£245,000**  
**23 Dando Road**  
Denmead, PO7 6PU

## PROPERTY SUMMARY

We are excited to bring to the market this brand new two bedroom park home situated in a quiet development in Denmead. This property really does have to be seen to be appreciated and internal viewings are essential. The accommodation comprises of two double bedrooms with the master bedroom boasting en-suite facilities, bathroom, lounge, separate dining room and a fabulous fitted kitchen. Other benefits include gas central heating and allocated parking. To arrange your viewing contact us today.





**HALL** Radiator.

**BEDROOM 1** 13' 7 Max" x 8' 6" (4.14m x 2.59m) Window to side aspect, door to front aspect, radiator, fitted wardrobes, door to:

**EN-SUITE** Window to rear aspect, radiator, shower cubicle, wash hand basin, W.C.

**BEDROOM 2** 9' 1" x 8' 6" (2.77m x 2.59m) Window to rear aspect, radiator, fitted wardrobes.

**BATHROOM** Window to front aspect, radiator, panelled bath, wash hand basin, W.C.

**DINING ROOM** 8' 8" x 6' 9" (2.64m x 2.06m) Window to front aspect, opening to lounge, door to:

**KITCHEN** 11' 1" x 9' 0" (3.38m x 2.74m) Window to rear aspect, a range of wall and base units incorporating sink unit, integral fridge/freezer, integrated washing machine and dish washer, hob with extractor fan over, oven.

**LOUNGE** 18' 10" x 9' 7" (5.74m x 2.92m) Windows to front and side aspect, 2 sets of radiators, feature fire place.

**AGENTS NOTE** Estate Charges: Maintenance, Service & Ground Rent: £310pcm  
Ground Rent Review Period: Annually  
Buildings insurance is not included in the estate charges.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
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