



**£82,500**  
**Homewater House**  
Waterlooville, PO7 7JZ

## PROPERTY SUMMARY

Situated within walking distance of Waterlooville town centre we are delighted to offer for sale this well presented 1 bedroom top floor retirement apartment in Homewater House. The property is presented to a high standard throughout and internal viewings are very strongly advised. The property benefits from full double glazing, fitted kitchen and a modern bathroom suite. There is considerable off road parking available, lift to all floors and communal gardens. Offered with no forward chain internal viewings are recommended and can be arranged by contacting us as sole agents.





**COMMUNAL ENTRANCE** Accessed via security entry system, lift and stairs to all floors.

**ENTRANCE HALL** Emergency intercom, door entry system, large storage cupboard housing hot water cylinder and meters, doors to:

**SHOWER ROOM** Shower cubicle, WC, hand wash basin, electric wall heater, extractor fan, full tiled, emergency pull cord.

**LOUNGE** 17' 4" x 10' 5" (5.28m x 3.18m) Window to front aspect, storage heater, access to:

**KITCHEN** 7' 2" x 5' 6" (2.18m x 1.68m) Window to side, range of cupboards, units and work surfaces, sink unit, space for fridge freezer, emergency pull cord.

**BEDROOM** 14' 1" x 8' 6" (4.29m x 2.59m) Window to front aspect, electric heater, built in wardrobes, emergency pull cord.

**DEVELOPMENT FEATURES** Residents lounge, communal laundry, 24 hour Careline system, 2 guest suites, resident house manager.

**LEASE DETAILS** Approx 60 years remaining on the lease.  
Ground Rent £484.04 pa

Monthly Service Charge £282.45



TOP FLOOR



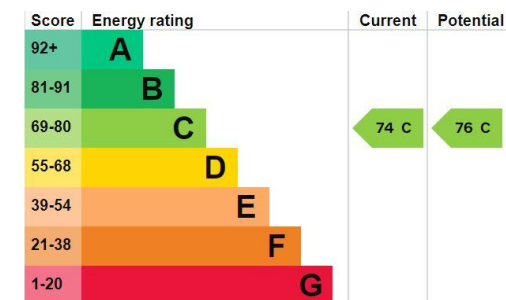
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**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



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