



£150,000

Rookwood View

Denmead, PO7 6HT

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this spacious first floor two bedroom apartment in this sought after small development for over 55's, a short walk from Denmead village centre where can be found an excellent range of daily shopping facilities, health centre and regular bus routes. Offering well proportioned accommodation the property is pleasantly situated within this landscaped setting with lawned gardens for residents use. Briefly the accommodation features entrance hall with stairs to landing, living room, kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazing, gas fired central heating, On-Site Manager and 24 hour Emergency Care Line.





ENTRANCE HALL Electric wall heater, storage cupboard, stairs to first floor.

FIRST FLOOR Landing - Airing cupboard, access to loft, doors to:

BEDROOM 1 11' 10" x 9' 10" (3.61m x 3m) Window to front aspect, radiator, over stair cupboard, built in wardrobes and bedroom furniture.

BEDROOM 2 9' 09" x 8' 08" (2.97m x 2.64m) Window to front aspect, radiator.

BATHROOM Panelled bath with shower over, WC, hand wash basin, heated towel rail, extractor, fully tiled.

LOUNGE 14' 02" x 11' 09" (4.32m x 3.58m) Window to rear aspect, radiator, archway to:

KITCHEN 8' 10" x 8' 01" (2.69m x 2.46m) Window to rear aspect, radiator, range of cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated oven, hob and extractor, integrated dishwasher, plumbing for washing machine, space for fridge freezer, wall mounted boiler, alarm pull cord.

OUTSIDE Front - Lawned area, storage shed, light and power.

Within Rookwood View there are various landscaped garden and seating areas for residents and their visitors use. Onsite parking.

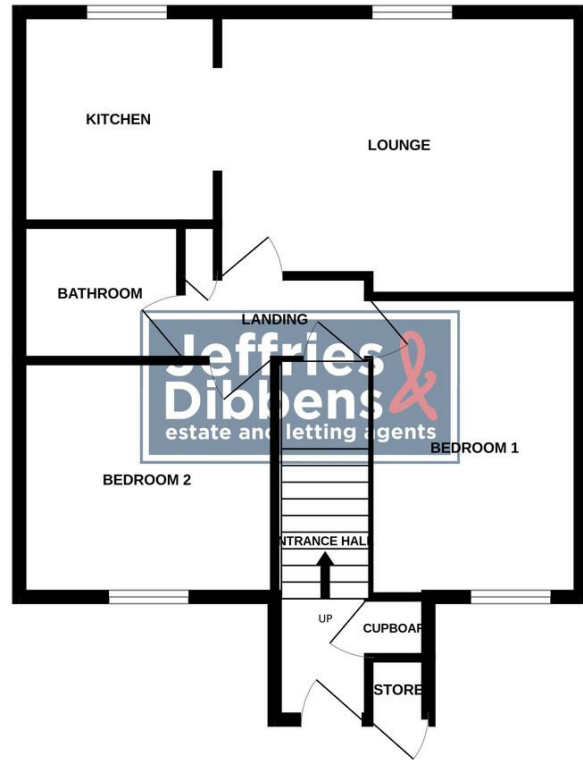
LEASE DETAILS 99 Years commencing 19th February 1985

Peppercorn Ground Rent

31st March - 1st April 2023/24

£167.73 per month to include Building Insurance

FIRST FLOOR



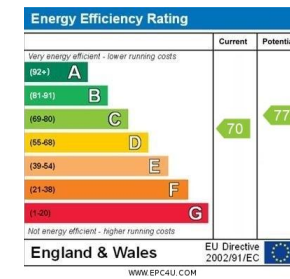
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk