



OFFERS OVER
£135,000
Home Mead
Denmead, PO7 6YQ

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale spacious first floor two bedroom apartment which has been unoccupied since refurbishment. This sought after small development for over 55's, offering easy access to Denmead village centre where can be found an excellent range of daily shopping facilities, health centre and regular bus routes. Briefly the accommodation features hall, new kitchen, lounge two bedrooms and bathroom. Within Copper Beeches is a resident's lounge, a guest flat which can be reserved for visitors overnight stays and on-site house manager. Externally, there are landscaped communal gardens and parking for residents and guests. Contact us to arrange your accompanied viewing today.





ENTRANCE HALL Storage cupboard, electric heater.

LOUNGE 16' 2" x 12' 2" (4.93m x 3.71m) Window, electric radiator with shelf over, TV point.

KITCHEN 8' 11" x 6' 7" (2.72m x 2.01m) Recently fitted range of wall and base units with contrasting work surfaces and complimentary tiling to walls, inset stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, window.

BEDROOM 1 16' 2" x 8' 11" (4.93m x 2.72m) Window, electric radiator, built in double wardrobes.

BEDROOM 2 11' 9" x 6' 6" (3.58m x 1.98m) Window, electric radiator.

BATHROOM Shower cubicle, wash hand basin with storage under, W.C., electric heater.

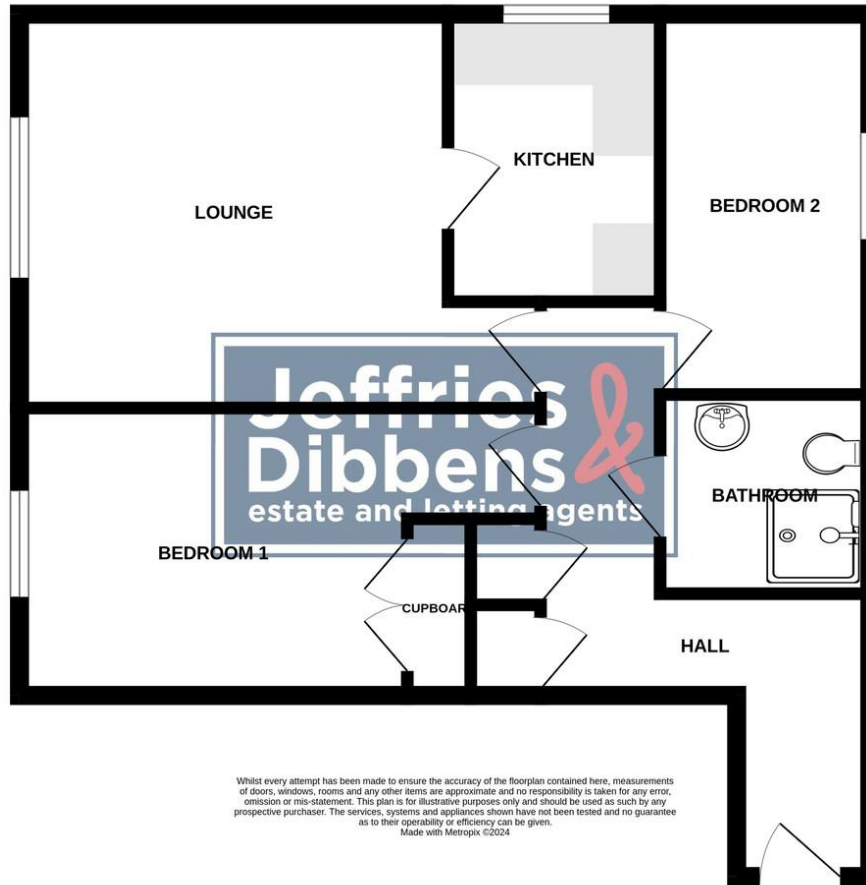
OUTSIDE Communal landscaped gardens and paved courtyard seating area.

PARKING Private parking for residents and guests.

LEASE DETAILS 125 YEARS from 1990 SERVICE CHARGE INC. GROUND RENT £3219/YEAR



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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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