



**£105,000**

**Home Mead**

Denmead, PO7 6YQ



**PROPERTY SUMMARY** Offered for sale with no forward chain we are delighted to offer for sale spacious first floor one bedroom apartment. 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, modernised kitchen, nice size lounge 1 bedroom and bathroom. Within the complex of Copper Beeches is a resident's lounge, lift to access the upper floor, 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** Electrical heater, two storage cupboards, doors to:

**BATHROOM** 6' 06" x 5' 09" (1.98m x 1.75m) Electric heater, extractor fan, assisted pull cords, part tiled surround, shower cubicle with two sliding doors, hand wash basin, WC.

**LOUNGE** 16' 05" x 12' 02" (5m x 3.71m) Window to side aspect, electrical heater, assisted pull cords, entrance to:

**KITCHEN** 10' 04" x 6' 06" (3.15m x 1.98m) Part tiled surround, Modernised fitted wall and base units and work surfaces incorporating double sink bowl and draining board, space for fridge/freezer, space & plumbing for washing machine, space for cooker, electric heater, extractor fan.

**BEDROOM 1** 11' 01" x 9' 02" (3.38m x 2.79m) Window to side aspect, double built in wardrobes and storage, assisted pull cords.

**OUTSIDE** Communal landscaped gardens and paved courtyard seating area.

**PARKING** On site parking available

**COMMUNAL AREA**

## LEASE INFORMATION

As of January 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: First Port

Balance Of Lease: 90 years remaining (approx) ends 1/1/2115

Service/Maintenance Charges: £266.00 (approx) per month / £3192.00 (approx) per annum

Buildings Insurance Charges: Included in service charge

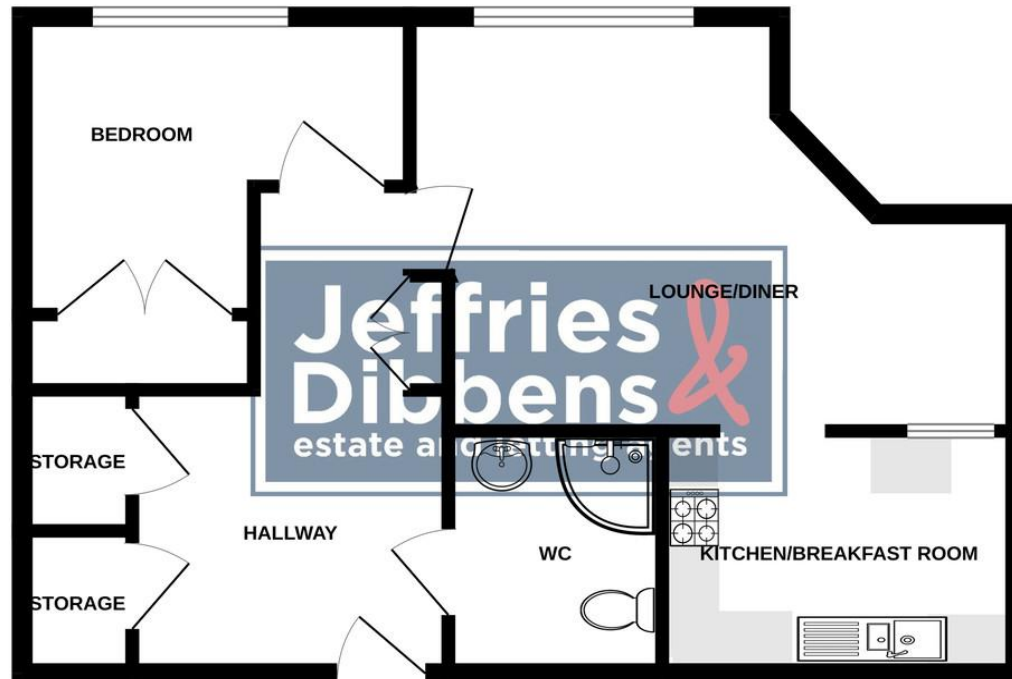
Ground Rent: £0

Service Charge Review Period: Annually

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



## 1ST 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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