

Property Reference:- F2062 Floor Plans (For illustrative purposes and not drawn exactly to scale)



Nota Bene

Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence > Maintenance £200 per month
Property Type: - Park Home
Electricity Supply: - Mains
Gas Supply: - Regularly replenished container
Water Supply: - Mains
Sewerage: - Mains with Site Septic Tank
Heating: - Central Heating
Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1000MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor

£260,000

59 Wickham Court, North Boarhunt, PO17 6JS



- Two Double Bedroom Park Home
- 40 x 20 Park Home For Over 45's Only
- Ensuite Shower Room and Dressing Room
- Open Plan Lounge/Dining Room
- Fully Fitted Modern Kitchen
- Modern Bathroom
- Composite Decking Area and Private Garden with Sheds
- Gas Heating and Fully Double Glazed
- Extended Driveway for Parking
- Private, Secure Development with Indoor and Outdoor Pools, Jacuzzi, Gym, Club House

Bedroom 1:-
9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed window, radiator, coving to ceiling, fitted dressing table, door to dressing room (5'7" x 4'1"), white fitted 'blackout' roller blind, door to:



Bathroom:-
6' 2" x 5' 7" (1.88m x 1.70m)

Obscured double glazed window, panelled bath with mixer tap and shower over, shower screen, wash hand basin with mixer tap, inset vanity unit, close coupled WC, radiator, coving to ceiling with extractor inset, mirrored cabinet with LED 'no touch' lighting/shaver point.



Ensuite Shower Room:-
5' 7" x 4' 11" (1.70m x 1.50m)

Obscured double glazed window, close coupled WC, corner shower cubicle, wash hand basin inset vanity unit, tiled splash-back, mirrored cabinet with LED 'no touch' lighting/shaver point, fitted white blind, extractor fan unit.



Bedroom 2:-
10' x 9' 3" (3.05m x 2.82m) Maximum Measurements

Double glazed window, radiator, fitted wardrobe units, coving to ceiling, white vertical blinds.



The Accommodation Comprises:-

Front door with obscured double glazed panel inset and fitted door blind into:

Entrance Hall:-

Radiator, coving to ceiling, access to loft, smoke detector, storage cupboard with shelving, further cupboard with slatted shelves.

L-Shaped Lounge/Dining Room:-
19' 3" x 18' 9" (5.86m x 5.71m) Maximum Measurements

Georgian style double glazed windows, three radiators, coving to ceiling, fireplace with marble fire surround with thermostatically controlled electric flame effect fire, space for table and chairs in dining area, all lined curtains, poles and vertical white blinds as fitted.



Kitchen:-
12' 11" x 9' 3" (3.93m x 2.82m) Maximum Measurements

Double glazed window and obscured double glazed door, radiator, coving to ceiling, cupboard containing Potterton wall mounted gas central heating boiler and further storage cupboard, one and a half bowl stainless steel sink unit with mixer tap, ceramic hob with concealed extractor, oven and grill, integrated refrigerator/freezer, dishwasher, integrated washing machine, coving to ceiling.



Wickham Court:-

Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house. This property is leasehold.



Outside:-

Block paved driveway with parking for numerous vehicles, large garden shed with additional garden shed, both with power and light connected, water tap, outside power points, steps lead to the rear of the property with full width composite decking for sitting and socialising purposes, fine array of mature shrubs and bushes to the rear. Further access via steps to the side with block paving and lawned area.