NO ONWARD CHAIN. Spacious two double bedroom modern park home for over 45's with ensuite facility, modern kitchen and bathroom, driveway for parking, excellent communal facilities including indoor and outdoor swimming pools / clubhouse / gym / Jacuzzi.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panels to side into entrance area.

Kitchen/Dining Room:- 19' 4" x 16' (5.89m x 4.87m)

Double glazed windows to front and rear elevations, double glazed door giving access to rear, range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, fridge/freezer, dishwasher, breakfast bar, oven, integrated washing machine, grill, hob and extractor hood over, gas central heating boiler enclosed within wall unit. Dining area with radiator and space for table and chairs, double opening doors into:

Lounge:- 19' 4" x 11' 10" (5.89m x 3.60m)

Double glazed windows to front and side elevations, flat ceiling inset spot lighting, radiator, fireplace.

Bedroom 1:- 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed windows to front elevation, radiator, fitted bedroom furniture, dressing area with fitted wardrobes, fitted dressing table, door into:

Ensuite Shower Room:- 6' 5" x 5' 7" (1.95m x 1.70m)

Obscured double glazed window to front elevation, chrome heated towel rail, radiator, extractor fan, tiled, shower cubicle, close coupled W.C. wash hand basin, inset vanity unit, mirror.

Bedroom 2:- 10' 9" x 9' 5" (3.27m x 2.87m) Maximum Measurements

Double glazed window to rear elevation, fitted bedroom furniture including wardrobe, bedside cabinets over-bed recess, dressing table.

Bathroom:- 10' 2" x 9' 4" (3.10m x 2.84m) Maximum Measurements

Window to rear elevation, ceiling inset spot lighting, raised Jacuzzi bath, closed coupled W.C. with concealed cistern, wash hand basin inset vanity unit, radiator, mirror, chrome heated towel rail, wall fitted television.

Outside:-

Steps to the front, leading to front door, off road parking, driveway to the side, for off road parking, laurel hedging. Rear garden is enclosed and laid to astroturf, garden shed, outside light and power.

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.

Nota Bene

Council Tax Band: - Winchester City Council. Tax Band A

Tenure: - Residential Licence> Maintenance £238 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











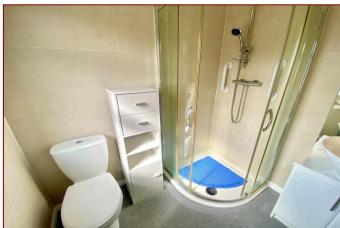




















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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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