

The Accommodation Comprises:-

Front door to:-

Entrance Hall:-

Radiator, coving to flat ceiling, cupboard with shelving.

Living Area:- 21' 3" x 18' 7" (6.47m x 5.66m)

Lounge/Dining Area:-

Double glazed windows and French doors onto terrace beyond, further double glazed windows to sides, coving to flat ceiling with lighting inset, Fireplace with electric fire with wood-effect in-situ with raised hearth, Feature wall with pelmet lighting inset with low-lying units for ornamental display purposes, double opening French doors onto balcony.

Kitchen Area:-

Radiator, superb range of base and eye level units with roll-top work surfaces with splashback, one and a half bowl sink unit with mixer tap, integrated dishwasher, washing machine, integrated fridge and freezer, pull-out larder cupboard, split-level oven and grill, wine rack, breakfast peninsula bar with five ring gas hob with stainless steel extractor over, integrated wine cooler, door to:-

Inner Hallway:-

Bedroom 1:- 10' 11" x 8' 11" (3.32m x 2.72m)

Double glazed window, radiator, coving to flat ceiling with lighting inset, access to fitted wardrobes and door giving access to:-

En-Suite Shower Room:- 6' 6" x 5' 4" (1.98m x 1.62m)

Eye-level obscured double glazed window, close-coupled wc, corner shower cubicle with twin shower heads, 'his and hers' basins with mixer tap inset vanity unit, tiled to dado rail height, shaver socket, chrome towel rail.

Bedroom 2:- 9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window, radiator, flat ceiling with lighting inset, door to:-

Dressing Room:- 4' 11" x 4' 1" (1.50m x 1.24m)

Fitted rails for storage and shelving over, further door to deep cupboard with wall-mounted Potterton central heating boiler, slatted shelves for storage.

Bathroom:- 9' 3" x 5' 6" (2.82m x 1.68m) Maximum Measurements

Long-line obscured double glazed window, close-coupled wc, panelled bath with mixer tap and hand shower attachment over, shower screen, wash hand basin with mixer tap inset vanity unit, shaver socket, tiled, long-line chrome towel rail, coving to flat ceiling with lighting and extractor inset.

Outside:-

Block-paving with parking, continuation of block-paved pathway with slate shavings to the side and extending to the rear of the property with astro-turf lawn for ease of maintenance, fine array of shrubs and bushes offering seclusion and privacy, storage unit with double opening doors, further wooden gate with pedestrian block-paving to the other side of the property with slate shavings.

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 £213 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 - Available download speed for this Postcode of 1000MB: Potential broadband speeds -

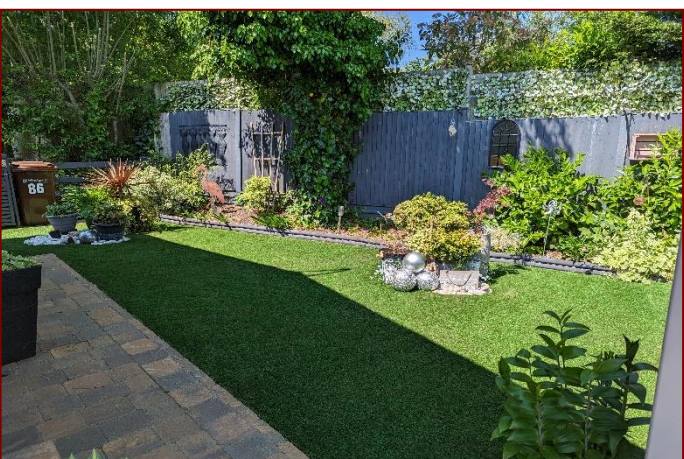
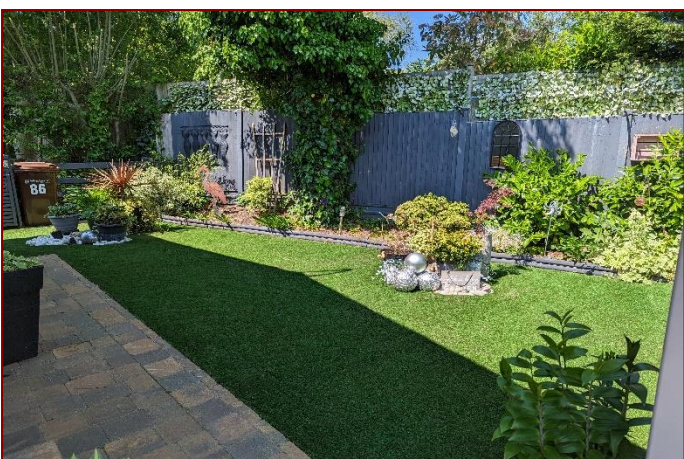
<https://www.openreach.com/fibre-broadband>

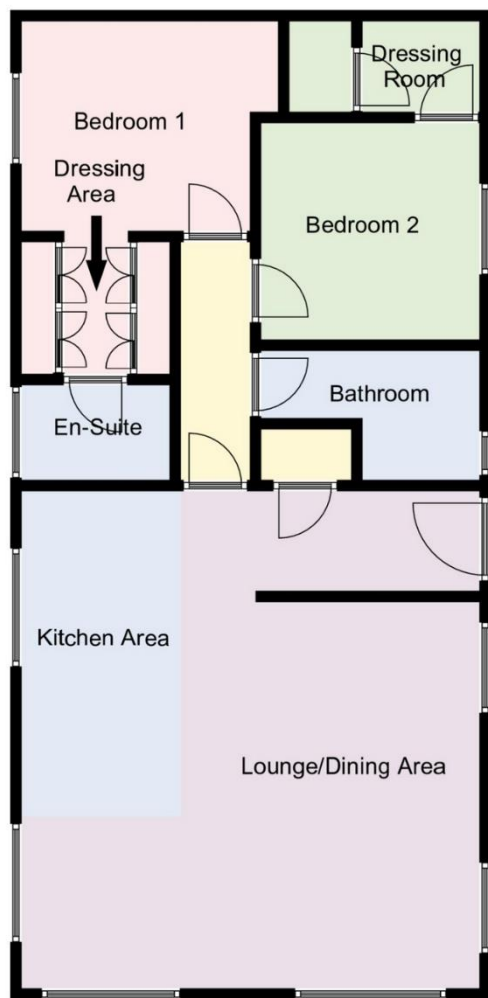
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

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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£296,000
86 Wickham Court, Southwick Road, North Boarhunt, PO17 6JX

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

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