



7, Cherry Tree Court Havelock Road, Warsash, SO31 9AG

Asking Price £165,000



Cherry Tree Court |
Havelock Road |
Warsash | SO31 9AG

W&W are delighted to offer for sale this well presented one bedroom first floor apartment in an over 55's development. The property boasts one double bedroom, living/dining room, modern kitchen & bathroom. The property also benefits from beautifully maintained communal gardens & parking.

Cherry Tree Court is ideally located in Warsash village, this home benefits from a stunning coastal setting at the meeting point of the River Hamble and the Solent. The village offers a range of local amenities, scenic walking routes, and a selection of pubs and restaurants. Nearby Locks Heath provides further shopping options. Excellent transport links are available, with nearby bus routes and easy access to the M27.





One double bedroom apartment in an over 55's development

Walking distance to Warsash village & to the shore

Entrance hall enjoying built in storage cupboard

Dual aspect living/dining room with feature centrepiece fireplace and Velux window

Modern kitchen enjoying integrated oven and hob with space for additional appliances

Main bedroom benefitting from two sets of built in wardrobes

Bathroom comprising three piece suite

Beautifully maintained communal gardens & parking to the rear

Lift & stair access to the apartment

89 Years remaining on the lease

Ground rent charge approx. £100 PA and the owner is not aware of any review periods on the ground rent

Service charge approx. £2472 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

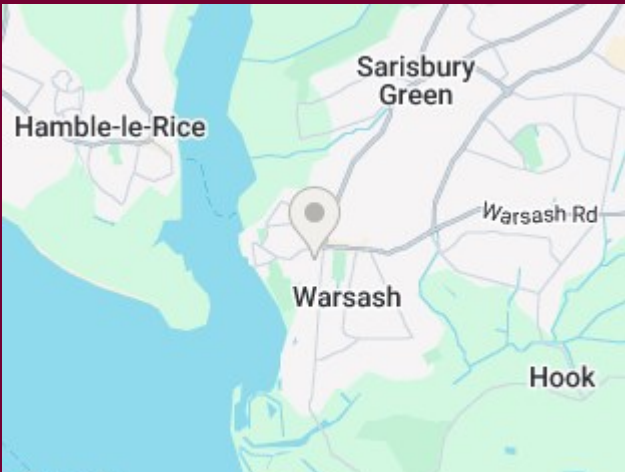
Sewerage - Mains

Heating - Electric storage heaters

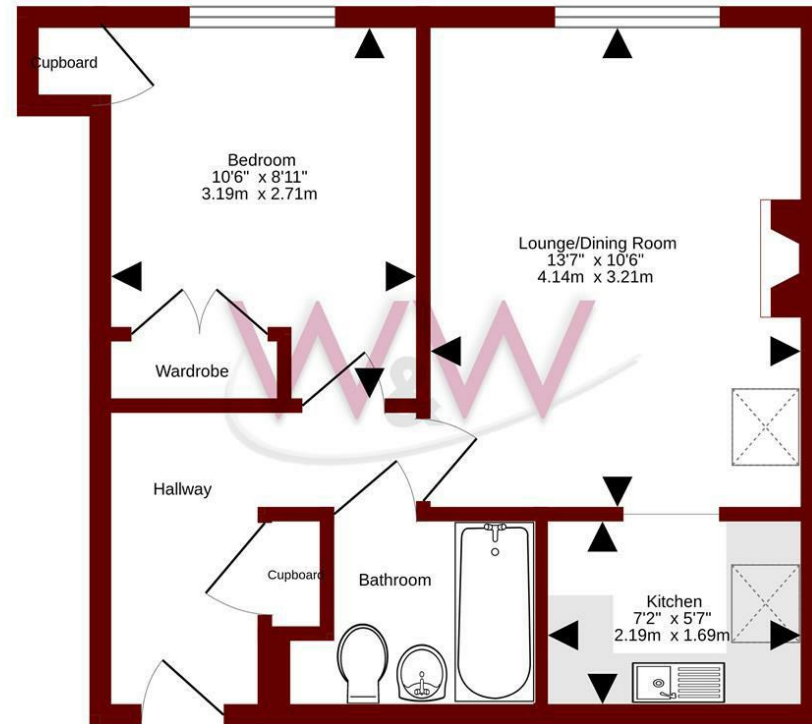
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility Warehouse

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 365 sq.ft. (33.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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