



22 Upper House Court
Winchester Road
Wickham
PO17 5LH

Byrne & Co
ESTATE AGENTS
01329 834579 www.byrneandco.uk

22 UPPER HOUSE COURT

PRICE GUIDE: £255,000

The Property

Upper House Court is a popular retirement development in the historic village of Wickham having twenty cottages arranged around landscaped gardens to compliment Upper House which is a Grade 11 listed building. There is a resident manager and each property has an alarm with a twenty four hour emergency link. In the original part of Upper House is a lounge provided for residents use and also a laundry room. Viewing is very highly recommended.

- * **RETIREMENT HOME * OVER 60 ***
- * **ATTRACTIVE LANDSCAPED GROUNDS ***
- * **NO ONGOING CHAIN * COTTAGE ***
- * **TWO BEDROOMS* TWO BATHROOMS ***
- * **LIVING/DINING ROOM* KITCHEN***
- * **CONSERVATORY ***
- * **VILLAGE LOCATION ***

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway.

Directions

Upper House Court is close to Wickham Square. Cross over at the pelican crossing then turn right and then the development can be found after a short distance on the left hand side. Turn into Mosse Court then immediately right into Upper House Court.

ACCOMMODATION
ENTRANCE PORCH
ENTRANCE HALL
BATHROOM
LIVING/DINING ROOM
KITCHEN
CONSERVATORY
FIRST FLOOR
LANDING
BEDROOM ONE
BEDROOM TWO
SHOWER ROOM

OUTSIDE
COMMUNAL GARDENS

These are very attractive and well maintained.

RESIDENTS LOUNGE and **LAUNDRY ROOM** with washing machines and tumble driers, can be found in the original Upper House.

TENURE: Leasehold. The lease expires 01.01.2177.

SERVICE CHARGE: There is a monthly service charge, in the region of £320 per month, to include buildings insurance, 24 hour emergency call system and towards the upkeep of the development. It covers communal garden maintenance, heating and light to all communal areas, maintaining the laundry room and the salary of the House Manager and window cleaning.

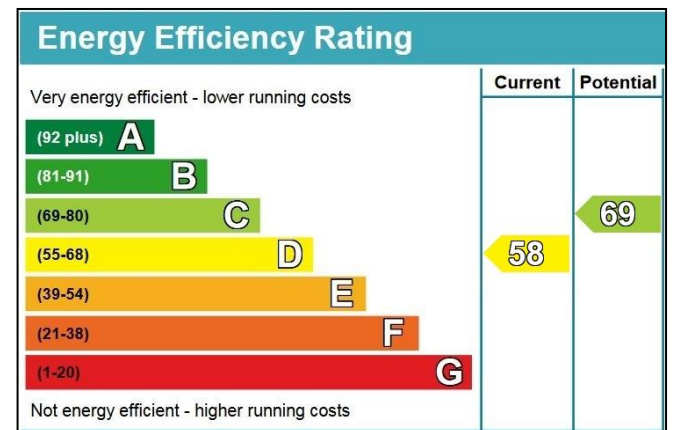
Services: Mains electricity, water supply and drains.

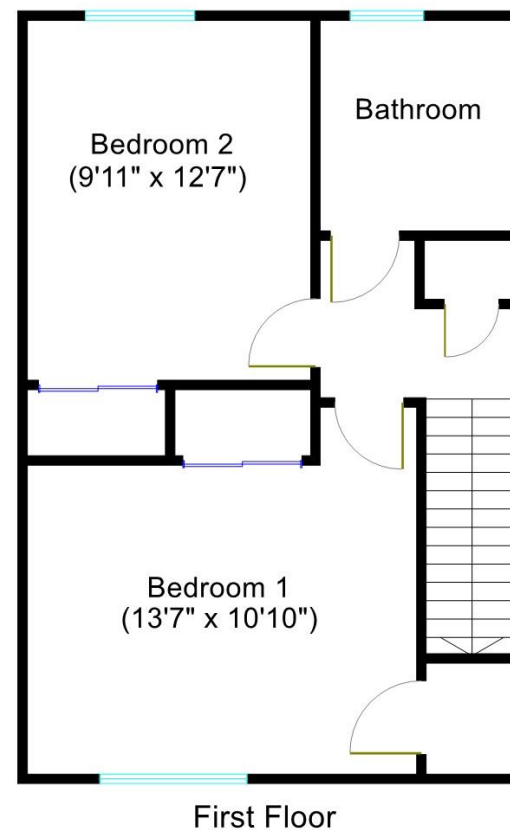
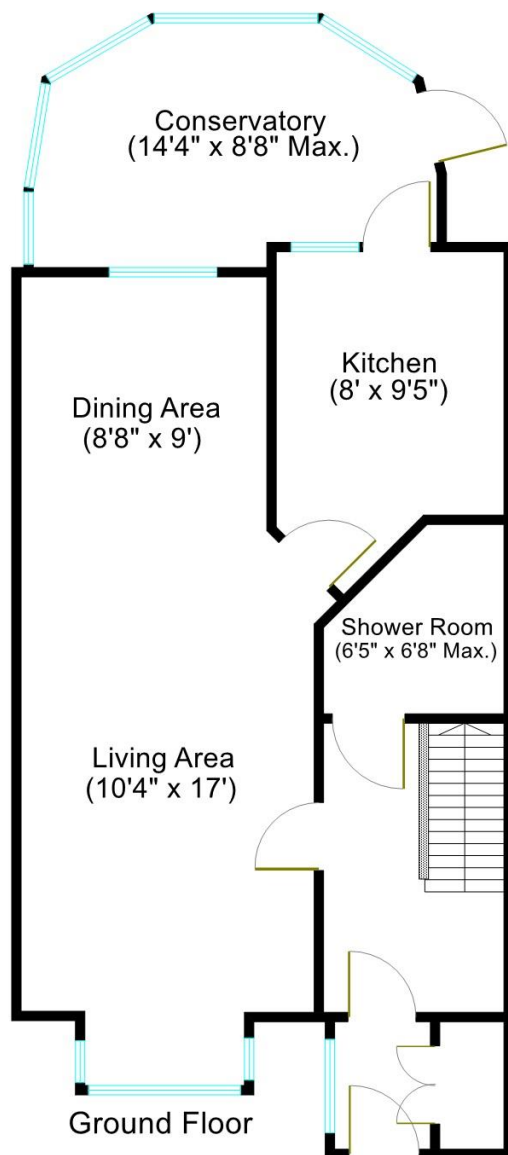
Local Authority: Winchester District Council.

Council Tax Band: D

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE & CO of Wickham.





Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

