

15 Upper House Court
Winchester Road
Wickham
PO17 5LH

BYRNE RUNCIMAN

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15 Upper House Court

PRICE GUIDE: £199,000

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***
*** FIRST FLOOR APPARTMENT ***
*** TWO BEDROOMS* SHOWER ROOM***
*** LIVING/DINING ROOM* KITCHEN***
*** VILLAGE LOCATION * GRADE 11 LISTED ***

The Location

Wickham is a Historic Village at the southern end of the Meon Valley which offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

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 and no 15 is on the right hand side hand side.

ACCOMMODATION

Front door opening to:
ENTRANCE LOBBY Staircase to first floor with fitted stair lift*, electric heater*.
HALLWAY Loft hatch, built in cupboard, security entrance phone*, electric heater*, panelled doors opening to:
LIVING/DINING ROOM Windows to front and side overlooking gardens, feature electric fire*, picture rails, electric heater*, door to:
KITCHEN sash window to rear with secondary glazing, sash window to side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point*, plumbing and space for slimline dishwasher, space for fridge.
BEDROOM ONE Sash window to rear with secondary glazing, picture rails, electric heater*.
BEDROOM TWO Sash window to rear with secondary glazing, picture rails.
SHOWER ROOM Sash window to rear with secondary glazing, suite comprising tiled shower cubicle, low level w.c., wash hand basin with drawers below, part tiled walls, electric towel rail*.

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 balance of a 99 year lease dating from 1988.

SERVICE CHARGE: There is a monthly service charge, in the region of £229.55 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.

LOCAL AUTHORITY: Winchester District Council
COUNCIL TAX BAND: B

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.

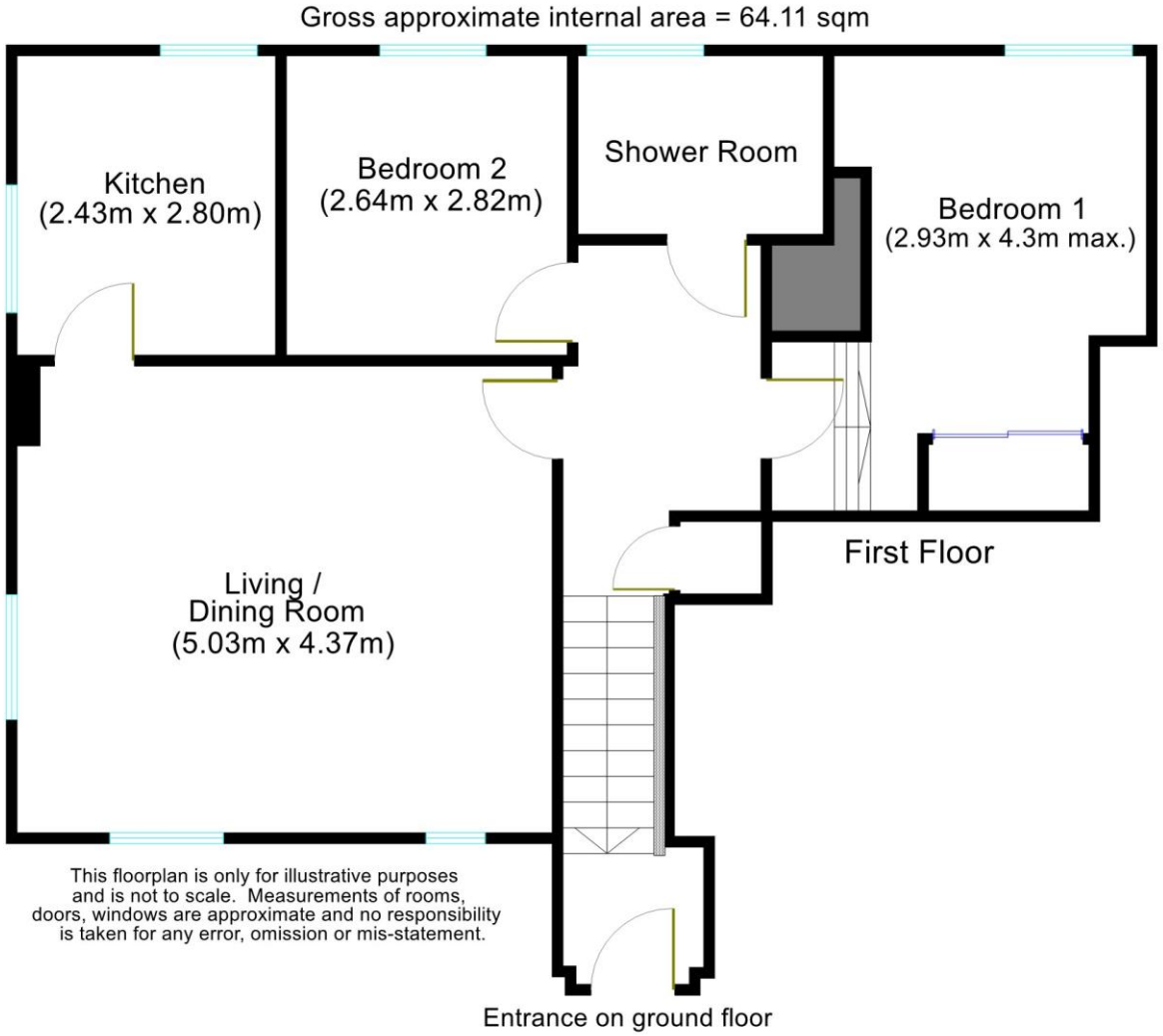
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.

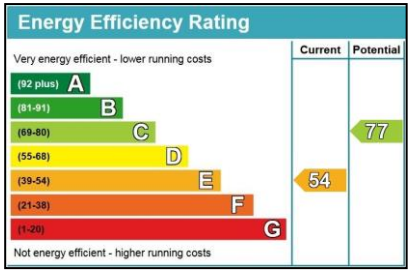












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1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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