

NO ONWARD CHAIN. Well presented two bedroom park home with Jack & Jill Shower Room facility and excellent communal facilities including indoor and outdoor swimming pools/clubhouse/gym/Jacuzzi.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Radiator, windows to side, airing cupboard with gas central heating boiler.

Living Room and Kitchen:- 19' 2" x 13' (5.84m x 3.96m)
Windows to side and rear, French doors to rear, Velux window. Kitchen area with range of base and eye level units with work surfaces, one and a half bowl sink unit, oven and grill, microwave, hob with extractor hood over, fridge freezer, washing machine, dishwasher.

Bedroom 1:- 9' 1" x 7' 8" (2.77m x 2.34m)
Windows to side, radiator, door to walk-in closet (5' x 4'2) with radiator, shelf and hanging rail. Door to:

Shower Room:- 6' 5" x 5' (1.95m x 1.52m)
Window to side, partly tiled, close coupled WC, wash hand basin inset vanity unit, shower cubicle, chrome heated towel rail, extractor fan, door to:

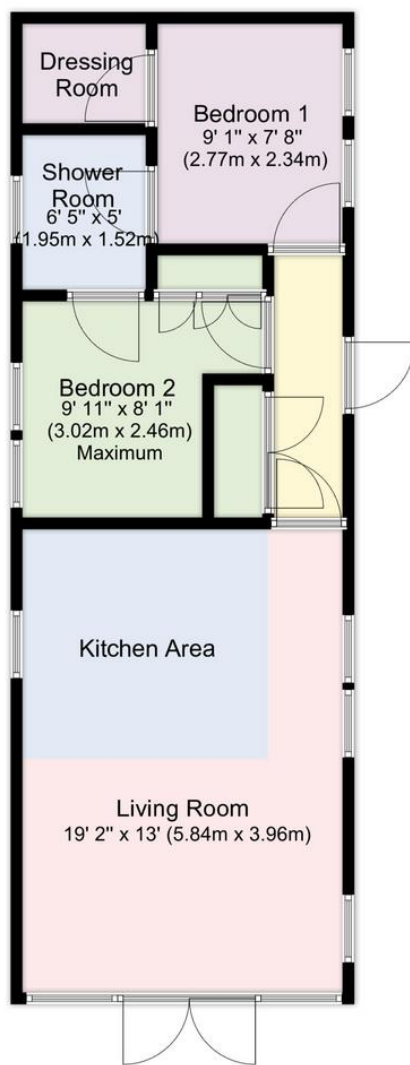
Bedroom 2:- 9' 11" x 8' 1" (3.02m x 2.46m) **Maximum Measurements**
Windows to side elevation, radiator, fitted wardrobe cupboards.

Outside:-
Raised patio directly outside living room. Off road parking, laurel hedging, steps lead to front door, garden shed, water tap, outside light, pathway to the side.

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.

Nota Bene
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence> Maintenance: Approx. £2,616 per annum
Property Type: - Park Home
Electricity Supply: - Mains
Gas Supply: - Regularly replenished Site 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>)?





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£225,000
103 Wickham Court, North Boarhunt, PO17 6JX

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

Fenwicks
THE INDEPENDENT ESTATE AGENT