

Well presented 50 x 20 Park Home with refitted ensuite shower room and family shower room, study, sun lounge, double length driveway and enjoying the benefits of Wickham Court's leisure facilities including pools, club house and sauna.

- Well Presented Modern 50 x 20 Park Home
- Ensuite Shower Room to Master Bedroom
- Lounge/Dining Room
- Modern Fitted Kitchen
- Sun Lounge and Separate Study
- Gas Heating and Double Glazing
- Decking to the front and rear
- Double Length Driveway
- For Over 45's only
- Use of Swimming Pools, Club house, Gymnasium etc.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Radiator, smoke detector, carbon monoxide detector, double opening doors into:

Lounge/Dining Room:- 21' 2" x 10' 6" (6.45m x 3.20m)

Double glazed windows to side, rear and front elevations, radiator, electric fire, door and bi-folding door giving access to:

Kitchen:- 14' 3" x 8' 1" (4.34m x 2.46m)

Double glazed window to side, range of base and eye level units with work surfaces. single bowl sink unit, double oven and grill, hob with extractor hood over, fridge and freezer, dishwasher, partly tiled, gas central heating boiler concealed within wall unit.

Sun Lounge:- 8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed window to side, Velux window, French doors opening onto decking to the front.

Study:- 7' 1" x 4' 3" (2.16m x 1.29m)

Double glazed window to side, fitted study furniture.

Bedroom 1:- 14' 9" x 11' 7" (4.49m x 3.53m) Maximum Measurements

Double glazed window to side and rear elevations, radiator, French doors giving access to Juliet balcony, fitted wardrobe and mirror fronted sliding doors to fitted wardrobe unit, door into:

Ensuite Bath and Shower Room:- 12' 7" x 7' 1" (3.83m x 2.16m) Maximum Measurements

Obscured double glazed windows to side elevation, partially tiled, close coupled WC, shower cubicle, wash hand basin inset vanity unit, bath.

Bedroom 2:- 10' 9" x 8' 1" (3.27m x 2.46m)

Double glazed windows to side elevation, radiator, built-in bedroom wardrobe furniture.

Shower Room:- 7' 6" x 3' 2" (2.28m x 0.96m)

Obscured double glazed window to side elevation, partly tiled, chrome heated towel rail, close coupled WC, wash hand-basin, shower cubicle.

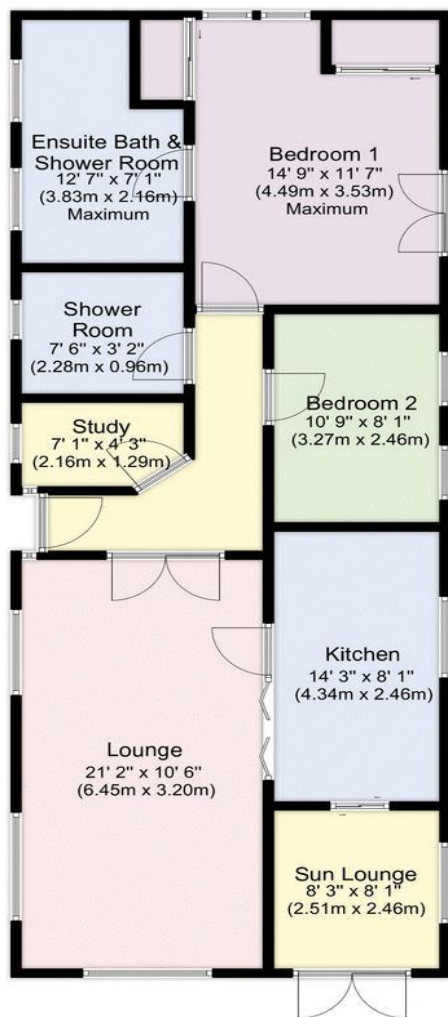
Outside:-

Double length driveway for parking, decking to the front, further decking to the side and rear, garden shed.

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.





Material Information

Council Tax Band: - Winchester City Council. Tax Band A
 Tenure: - Residential Licence> Maintenance: Approx. £2,616 per annum
 Property Type: - Park Home - 50 x 20 Omar Anniversary
 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>)?



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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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£275,000

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