

Beautifully presented, modern 50 x 20 Park Home in Wickham Court, North Boarhunt with Open Plan Kitchen/Living Area, Ensuite to Master Bedroom, Two Driveways, Private Garden, Decking and Excellent Communal Facilities including Indoor and Outdoor Swimming Pools, Gym, Jacuzzi, and Club House.

The Accommodation Comprises:-
Front door to:-

Utility Room:- 6' x 5' (1.83m x 1.52m)

Radiator, work surface, Butler sink, space and plumbing for washing machine and tumble dryer.

Inner Hallway:-

Smoke detector, airing cupboard with gas central heating boiler.

Open Plan Kitchen/Living/Dining Area:- 26' 8" x 18' 10" (8.12m x 5.74m)

Kitchen:- 13' 2" x 9' 3" (4.01m x 2.82m)

Double glazed window to side elevation, range of base and eye level units with work surfaces, Butler sink, dishwasher, space for American style fridge freezer, recess for Range oven, extractor hood, wine rack.

Living / Dining Room:-

Dining area with radiator, double glazed window to side, door to side, Velux window, door to storage cupboard with shelves. Living area with double glazed windows to front and side elevations, radiator.

Bedroom 1:- 13' 10" x 9' 2" (4.21m x 2.79m)

Double glazed window to side elevation, radiator, sliding doors to wardrobe cupboard, door to:

Ensuite Shower Room:- 7' 3" x 6' 2" (2.21m x 1.88m) Maximum Measurements

Double glazed window to side elevation, close coupled WC, shower, wash hand basin inset vanity unit, chrome heated towel rail, tiled, extractor.

Bedroom 2:- 10' 2" x 9' 2" (3.10m x 2.79m) Maximum Measurements

Double glazed window to side elevation, radiator, sliding door to wardrobe.

Bathroom:- 6' 5" x 6' 1" (1.95m x 1.85m)

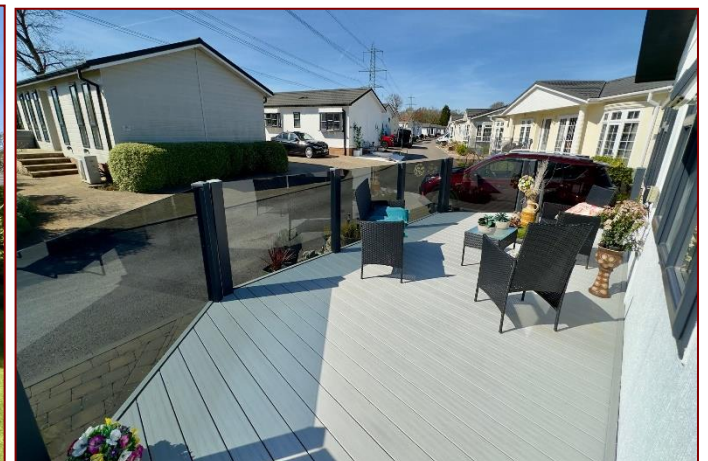
Double glazed window to side elevation, close coupled WC, wash hand basin inset vanity unit, bath with shower over, shower screen, extractor fan, chrome heated towel rail.

Outside:-

Driveway for parking two vehicles with additional parking to the side for further vehicle, decking to the front and side, outside power and light, garden to side laid to astroturf, path leads to side and rear, two garden sheds, patio area, laurel hedging, water tap, outside power, raised garden bed.

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. This property is leasehold.





Material Information

Council Tax Band: - Winchester City Council. Tax Band A
 Tenure: - Residential Licence > Maintenance £217 per month
 Property Type: - Park Home
 Electricity Supply: - Mains
 Gas Supply: - Regularly replenished container
 Water Supply: - Mains
 Sewerage: - Mains with Site Septic Tank
 Heating: - Central Heating
 Broadband - 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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£310,000

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