

GUIDE PRICE

£200,000 - £220,000

Darnel Road

Waterlooville, PO7 7YP

PROPERTY SUMMARY

Guide price £200,000 - £220,000! We are pleased to present to the market this beautiful two bedroom assisted living apartment situated at Wellesley Court, Waterlooville. The property's accommodation comprises of two bedrooms, lounge/diner with access to a private balcony, kitchen and a stunning bathroom. The building also has communal areas for the residents which include a residents, roof top lounge where social events are organised, Hair/Beauty salon, chaplain linked to the site and Bistro. Other benefits include; personal care & assistance (if required), laundry and cleaning, daily activities and a guest room. The apartment has a quiet east facing aspect overlooking the garden, ideal for over 60's needing a little more help to live later life well. It includes an air circulation system, curtain fittings, carpets and light fittings.





ENTRANCE TO BUILDING Secure communal door providing access to building, mobility scooter room, bistro, Managers office and access to communal gardens, lift and stairs providing access to all floors.

FRONT DOOR TO PROPERTY

ENTRANCE HALL Three storage cupboards one of which is an airing cupboard, door to:

KITCHEN/DINER/LOUNGE 28' 8" x 11' 11" (8.74m x 3.63m) Dual windows to rear aspect, electric heater, door to balcony, opening to kitchen with a range of wall and base units with sink and drainer unit with mixer tap over, integral oven, hob and extractor over, fridge/freezer, dishwasher and washing machine, door to:

BALCONY 17' 3" x 5' 5" (5.26m x 1.65m) Decking.

BEDROOM 1 14' 1" x 10' 8" (4.29m x 3.25m) Window to rear aspect, electric heater and built in wardrobes.

BEDROOM 2 11' 11" x 7' 0" (3.63m x 2.13m) Window to rear aspect, electric heater.

BATHROOM Large walk in shower cubicle, heated towel rail, wash hand basin, W.C.

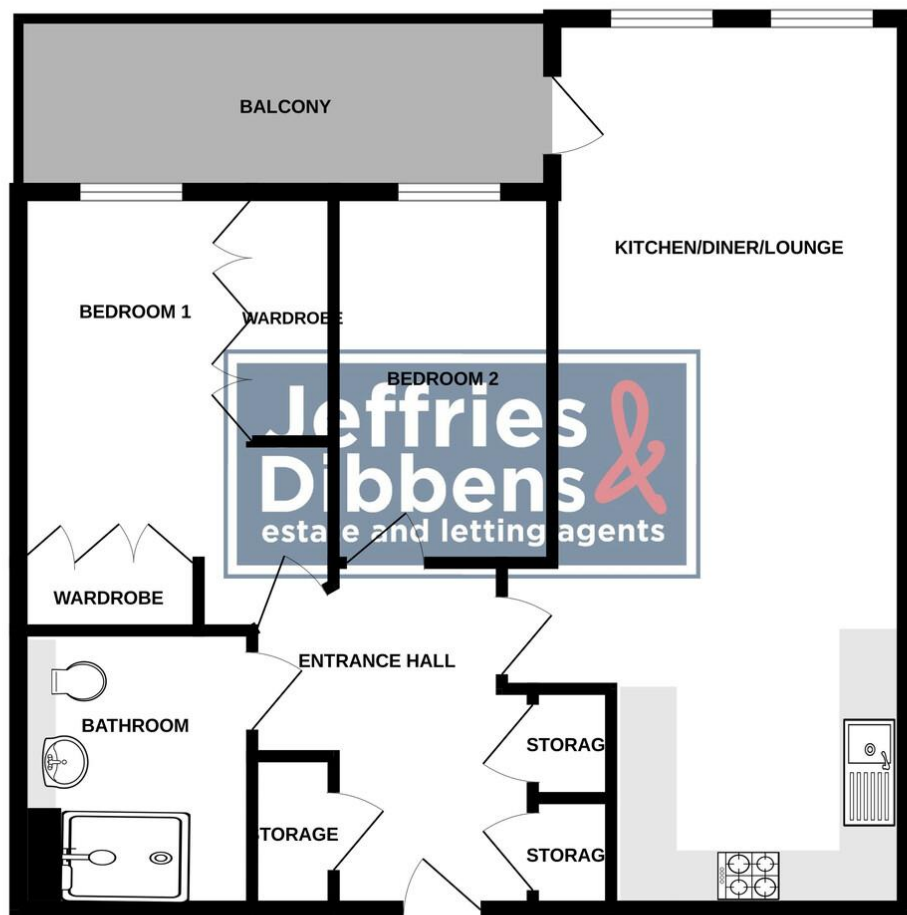
BISTRO The building also benefits from an onsite bistro offering services 7 days a week including midday meals between 12 and 2 daily.

LEASE INFORMATION As of October the vendor has informed us that the lease details are as follows:-

Managing Agent: MHA Methodist House
 Balance of lease (as of current date): 115 years remaining 125 from January 2016
 Ground Rent Charges: £65.53 per month for 9 out of 12 months a year
 Ground Rent Review Period: February
 Service/Maintenance Charges: £896.54 per month
 Building's Insurance Charges: Included in service charge
 Service Charge Review Period: February

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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