

Beautifully presented, modern 46 x 20 Park Home in Wickham Court, with Ensuite, Open-Plan Living, Off Road Parking, Decking To The Front and Excellent Communal Facilities including Indoor and Outdoor Swimming Pools, Gym, Jacuzzi, and Club House.

**The Accommodation Comprises:-**

Front door with obscured double glazed panel inset into:

**Entrance Hall:-**

Long-line double radiator, cupboard with cloak hanging space and storage with long-line double glazed window, radiator, cupboard with slatted shelves. Wood panelling divider with pelmet lighting to floor.

**Open Plan Lounge/Dining Room/Kitchen:- 21' 2" x 9' 11" (6.45m x 3.02m) Maximum Measurements**

Superb range of double glazed windows and bi-folding doors opening onto terrace, double radiator, feature wall with shelving and drawers under for storage. Kitchen area with one and a half bowl stainless steel sink unit with mixer tap, hot water tap, pull-out larder, integrated fridge/freezer, dishwasher, wine rack, underlighting to wall units, split level NEFF double oven and grill, NEFF induction hob with stainless steel extractor over, wine cooler. Door to:

**Inner Hallway:-**

Access to loft, door to:

**Utility Room:- 6' 5" x 5' 6" (1.95m x 1.68m)**

Double glazed door to side, single drainer stainless steel sink unit with mixer tap, cupboard containing wall mounted Potterton gas central heating boiler, eye level unit, recess for washing machine, radiator.

**Bedroom 1:- 13' 6" x 9' 3" (4.11m x 2.82m)**

Double glazed window to side elevation, radiator, full width sliding doors with mirror fronts to wardrobe unit, door to:

**Ensuite Shower Room:- 9' 3" x 5' 3" (2.82m x 1.60m)**

Spacious ensuite shower room, obscured double glazed window, close coupled WC, wash hand basin inset vanity unit, full width walk-in shower unit with twin shower heads, partly tiled, long-line chrome towel rail.

**Bedroom 2:- 11' 5" x 9' 7" (3.48m x 2.92m) Maximum Measurements**

Double glazed window to side, radiator, mirror fronted doors to wardrobe unit.

**Shower Room:- 7' 4" x 6' 6" (2.23m x 1.98m)**

Obscured double glazed window to side elevation, close coupled WC, wash hand basin with mixer tap, inset vanity unit, walk-in shower cubicle with twin shower heads.

**Outside:-**

Enjoying a generous plot with slatings to the front, raised terrace, wrought iron gates with parking to the front, block paving with terrace, steps lead to the front, wrought iron gate leads to the rear garden with block paving, astroturf lawn, spacious garden shed, patio to the rear, fenced and wrought iron railings, seclusion and privacy, further steps to the other side leading to the rear entrance.

**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 £226 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

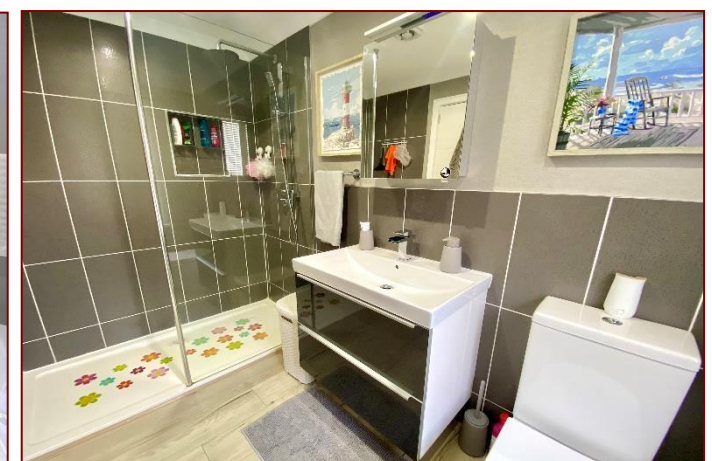
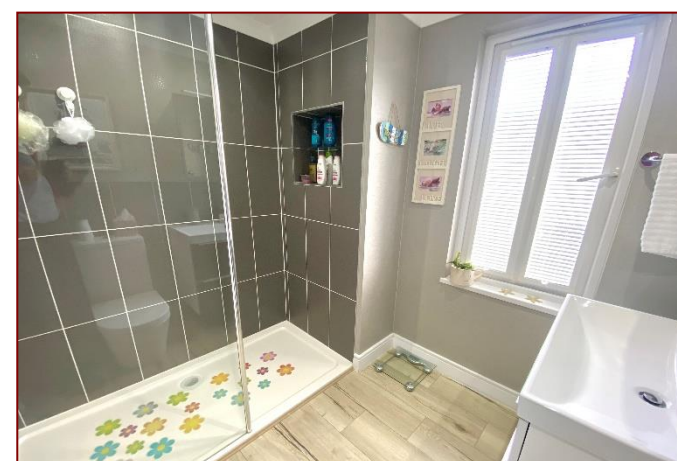
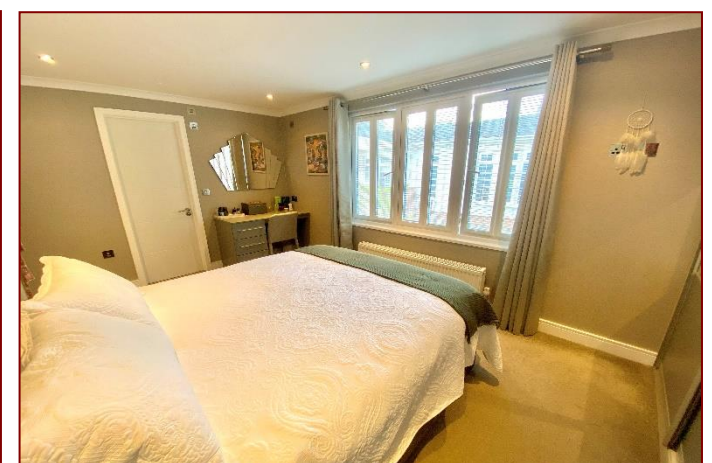
Broadband - Available download speed for this Postcode of 1000MB:

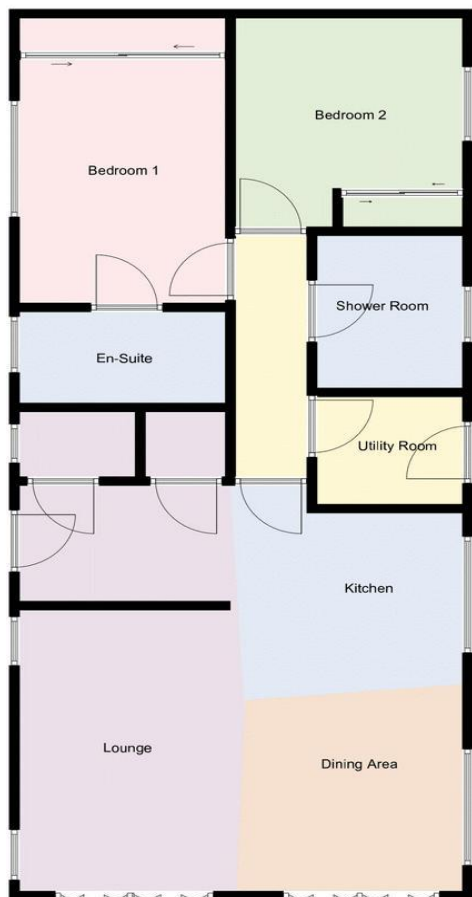
Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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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£300,000

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\*DRAFT DETAILS\*

**Fenwicks**

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