



PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale spacious first floor two bedroom retirement apartment. This sought after small development for over 55's, offering easy access to Denmead village centre where can be found an excellent range of daily shopping facilities, health centre and regular bus routes. Briefly the accommodation features hall, modern fitted kitchen, lounge, two bedrooms and a modern fitted shower room. Within Copper Beeches is a Residents lounge, a guest flat which can be reserved for Visitors overnight stays and on-site house manager. Externally, there are landscaped communal gardens and parking for residents and guests. Contact us to arrange your accompanied viewing today.

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ENTRANCE HALL Intercom entrance phone, electric heater, cloaks cupboard, storage cupboard, telephone point, doors to:

BEDROOM 1 11' 9" x 8' 6" (3.58m x 2.59m) Side aspect double glazed window, electric heater, pull cord alarm, fitted wardrobes.

BEDROOM 2 10' 5" x 6' 7" (3.18m x 2.01m) Front aspect double glazed window, electric heater, pull cord alarm.

SHOWER ROOM Modern suite comprising wash hand basin with vanity surround, W.C, shower cubicle, tiled splash backs, extractor.

LOUNGE 12' 8" x 10' 11" (3.86m x 3.33m) Side aspect double glazed window, electric heater, pull cord alarm, T.V point, sliding door to:

KITCHEN 7' 2" x 7' (2.18m x 2.13m) Front aspect double glazed window, range of fitted eye and base level units with work tops over, brick style tiled splash backs, single sink unit with mixer tap, pull cord alarm, space for fridge/freezer, washing machine and cooker.

OUTSIDE The block benefits from communal parking and gardens. There is an on site Development Manager, guest suite that is available, a Residents lounge and conservatory.

LEASE INFORMATION As of January 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: First Port

Balance Of Lease: 90 years remaining (approx)

Service/Maintenance Charges: £3447.12 (approx) per annum

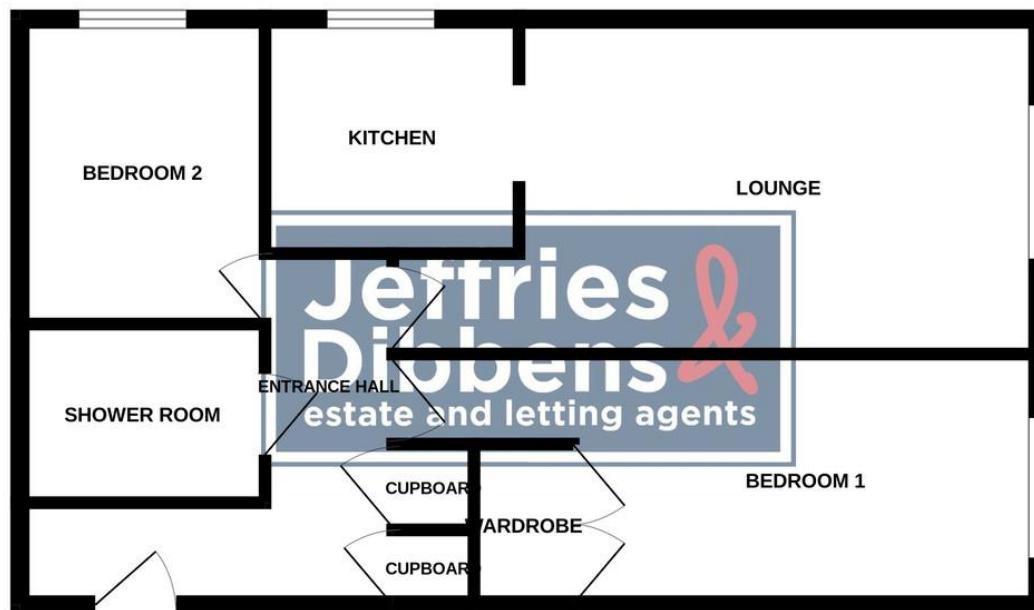
Buildings Insurance Charges: Included in service charge

Ground Rent: £0

Service Charge Review Period: Annually



FIRST 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
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC To Follow

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.



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