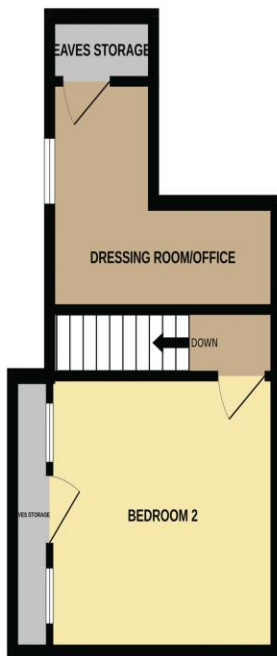
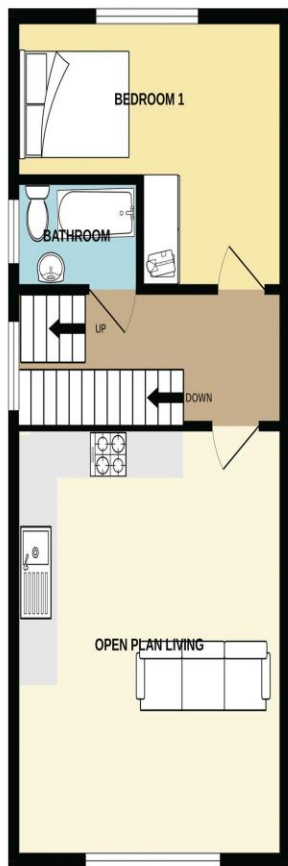
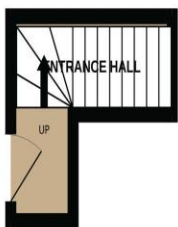




GROUND FLOOR
45 sq.ft. (4.2 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.

2ND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

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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Energy Performance Certificate



4 Holm Oak, Forest Road, Denmead, WATERLOOVILLE, PO7 6UE

Dwelling type: Top-floor flat
Date of assessment: 27 January 2015
Date of certificate: 02 December 2015
Reference number: 0947-3813-7296-9025-2145
Type of assessment: SAP, new dwelling
Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

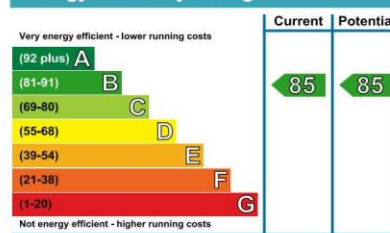
Estimated energy costs of dwelling for 3 years: £ 1,002

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Heating	£ 537 over 3 years	£ 537 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 1,002	£ 1,002	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

4 Holm Oak Forest Road

Denmead, Waterlooville PO7 6UE

Price: £249,995

DESCRIPTION

Situated on the outskirts of the quintessential English village of Denmead you will stumble across this attractive and inviting two bedroom maisonette. The property internally offers the following, modern fittings including gloss white kitchen units with built in fridge/freezer, oven, hob with extractor over. Built in wardrobes to bedroom one, contemporary tiled bathroom suit with centre fill bath and shower over. The property is arranged over three floors, entrance to ground floor, first floor open plan living room and kitchen, main double bedroom and bathroom. On the second floor you will find another double bedroom and additional room which could be utilised as a study or dressing room, both have storage into the eaves. Outside you can enjoy your own private garden and allocated parking with visitors bays. Additional benefits include double glazing, gas central heating, 2 years remaining on the NHBC certificate and a long lease. On leaving the property you are ideally situated to take a long and leisurely stroll into Denmad village and perhaps stop off for a quick drink in one of the highly recommended local pubs or enjoy the country life with a more athletic bike ride.

ACCOMMODATION

PRIVATE ENTRANCE

FIRST FLOOR

LOUNGE/KITCHEN 16' 2" x 14' 7" (4.92m x 4.44m)

BEDROOM 1 14' 7" x 13' 8" (4.44m x 4.16m)
L-Shaped. Fitted wardrobes.

BATHROOM 8' 7" x 5' 1" (2.61m x 1.55m)

SECOND FLOOR LANDING

BEDROOM 2 12' 0" x 10' 4" (3.65m x 3.15m)



DRESSING ROOM/STORAGE ROOM 12' 5" x 10' 4" (3.78m x 3.15m)
L-Shaped.

OUTSIDE

PRIVATE REAR GARDEN

ALLOCATED PARKING SPACE & VISITOR BAYS

LEASE DETAILS

Length of Lease – 992 years remaining
Maintenance - £1,155 approximately per annum

COUNCIL TAX

Winchester City Council - Band C

