

31 Homerise House

Hyde Street, Winchester, Hampshire, SO23 7HA



PRICE: £85,000

Lease: 99 years from 1981

Property Description:

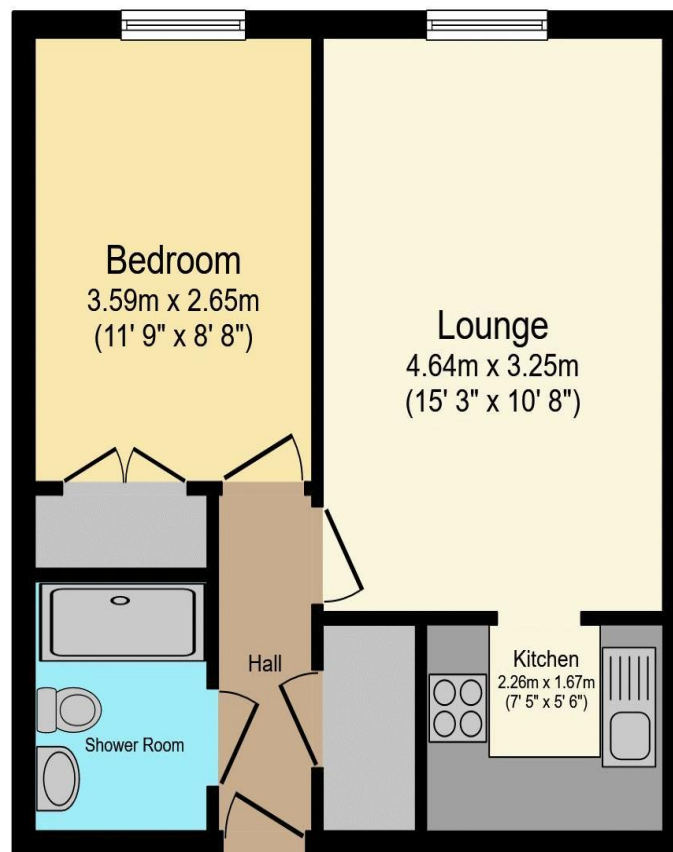
A REDECORATED SOUTH/WESTERLY FACING ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

Homerise House was constructed by McCarthy & Stone (Developments) Ltd and comprises 51 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Development Features:

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Lift to all floors
- Development Manager
- Guest Suite
- Minimum Age 55
- Communal Satellite Dish (additional fees apply)
- Lease 99 years from 1981

Floorplan:



Total floor area 38.5 sq.m. (414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Retirement Homeseach Limited, Registered Office:
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Registered in England No. 3829469



**A REDECORATED SOUTH/WESTERLY FACING ONE
BEDROOM RETIREMENT APARTMENT LOCATED ON THE
SECOND FLOOR**

RETIREMENT
HOMESEARCH

Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Door to airing cupboard with insulated hot water cylinder, electric meter and storage space. Security door entry system and emergency pull cord and intercom. Door to:

LIVING ROOM

Wall light fittings, fitted curtains, storage heater, power points, TV aerial point and telephone point. Emergency pull cord. An archway leads to:

KITCHEN

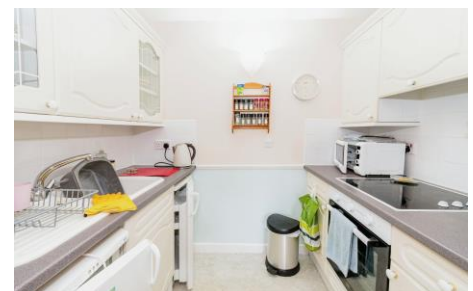
Fitted kitchen units, sink unit and recently fitted electric fan oven. Space for fridge and freezer.

BEDROOM

Built-in wardrobe with hanging rail and shelf over. fitted curtains. Storage heater, wall light fittings, power points and emergency pullcord.

SHOWER ROOM

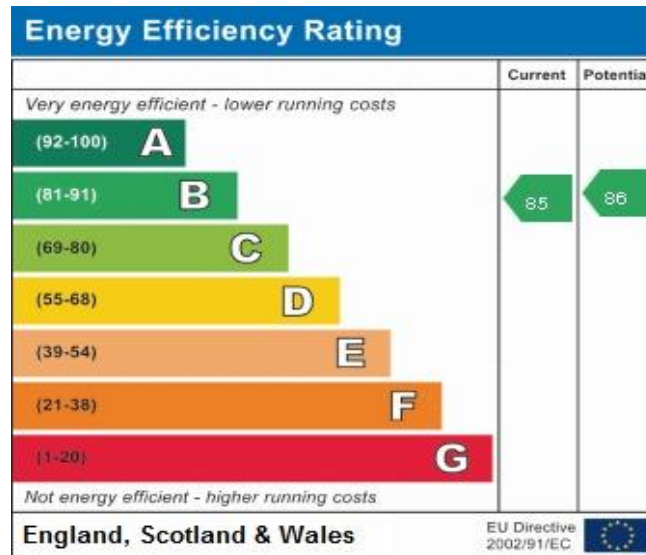
Tiled throughout with walk-in shower with seat and grab handles. High level WC, fitted vanity unit, heated towel rail, extractor fan and emergency pull cord.



 01425 632291  millie.carla@retirementhomesearch.co.uk

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Energy Performance Certificate:



For Financial Year Ending: 31.08.24

Annual Ground Rent: **£927.91**

Ground Rent Period Review: **Next Uplift 2044**

Annual Service Charge: **£2624.54**

Council Tax Band: **A**

Event Fees: **1% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



01425 632291 **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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