

44 Homerise House

Hyde Street, Winchester, Hampshire, SO23 7HA



**PRICE: Offers in the Region Of
£90,000**

Lease: 99 years from 1981

Property Description:

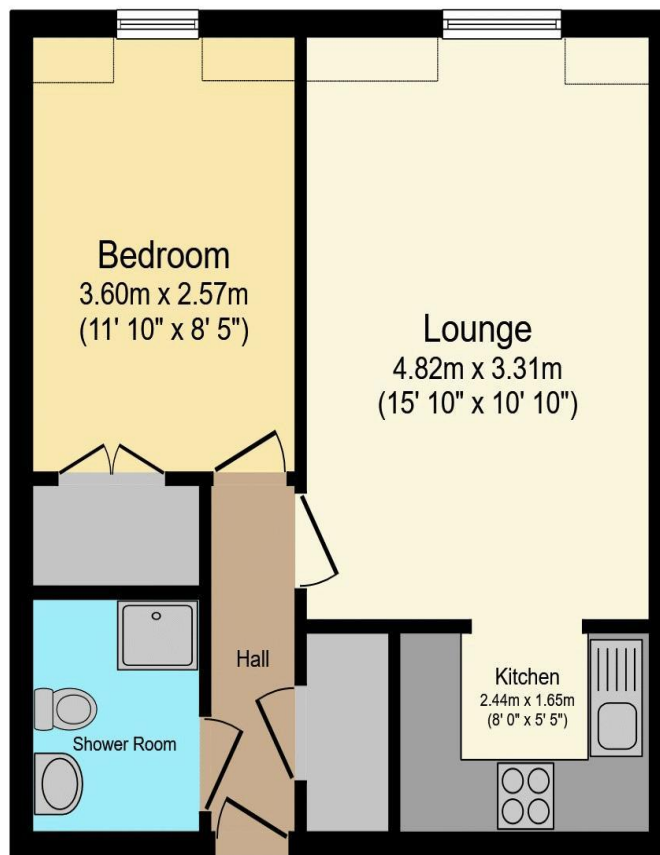
***CENTRAL LOCATION* A ONE BEDROOM REDECORATED AND RECARPETED THIRD FLOOR APARTMENT**

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:

- Redecorated and Recarpeted throughout
- 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 39.6 m² (426 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:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Recarpeted, light switch, ceiling light point and security door entry system. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

LIVING ROOM

Recarpeted, wall light fittings, storage heater, power points, TV aerial point, telephone point, and emergency pull cord.

NEW KITCHEN

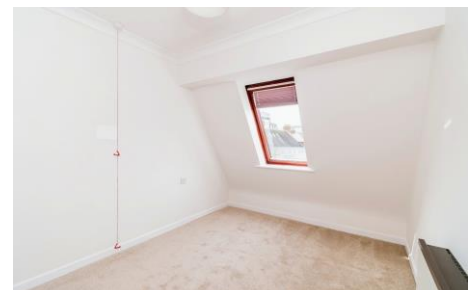
Tiled and fitted with new stainless steel sink unit, wall and floor cupboards with new worktops and downlights. New electric cooker and hob. Space for refrigerator, washing machine or freezer. Power points. Ceiling Light.

BEDROOM

Recarpeted. Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points, emergency pull cord.

SHOWER ROOM

Tiled and fitted with suite comprising shower with grab rails and emergency pull cord. WC with low level flush and vanity unit with mirror over. Ceiling light, extractor fan, wall mounted electric heater and heated towel rail.



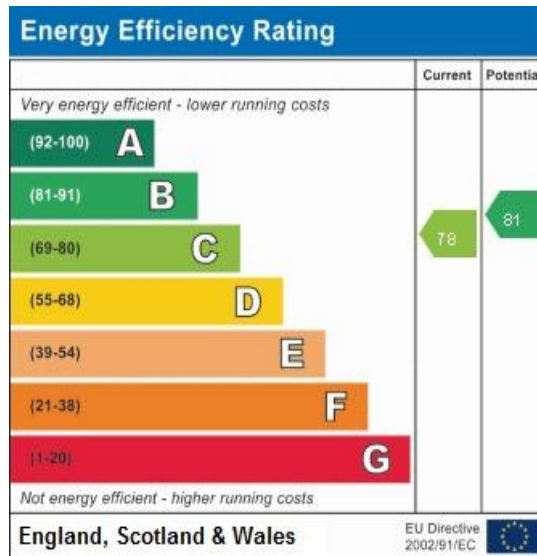
01425 632291



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Energy Performance Certificate:



For Financial Year Ending: 31/08/2024

Annual Ground Rent: **£927.91**

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

Annual Service Charge: **£2,624.52**

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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