

13 Dene Court

Holman Close, Cowplain, Hampshire, PO8 8HD



PRICE: Offers in the Region Of £140,000 **Lease: 125 years from 1989**

Property Description:

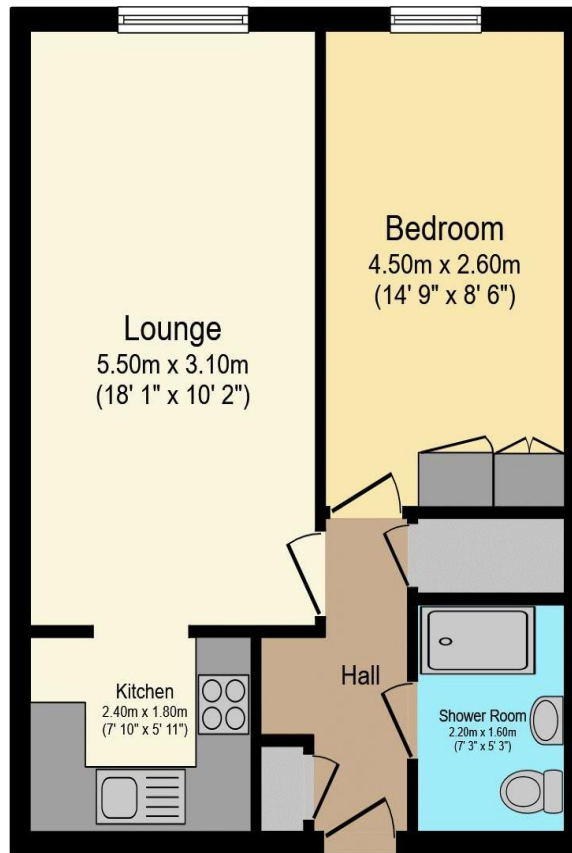
A REDECORATED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

Dene Court comprises 36 properties arranged over 2 floors and is served by a stair lift. The 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 or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. The Development is situated with amenities within walking distance, which includes the main shopping centre, all main bus routes, health care centre. Age Concern are in the vicinity and hold social events from time to time. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Development Manager
- Residents' Lounge and Communal Garden
- Drying Room
- Minimum Age 55
- Stair Lift
- Guest Suite
- Lease 125 years from 1989



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



Total floor area 42.9 m² (462 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,388.97

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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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.