

16 Watermill Court

Bath Road, Woolhampton, Berkshire, RG7 5RD



PRICE: £215,000

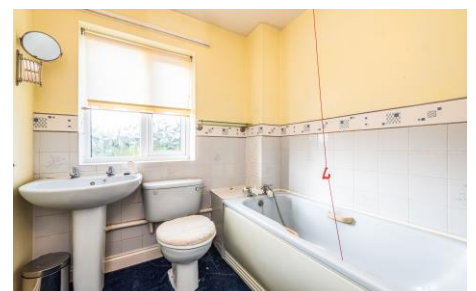
FREEHOLD

Property Description:

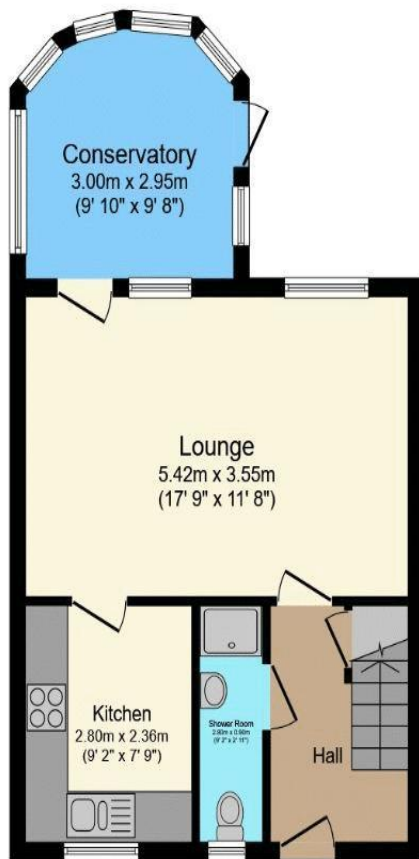
A TWO BEDROOM RETIREMENT COTTAGE SITUATED IN THE POPULAR DEVELOPMENT OF WATERMILL COURT

Watermill Court comprises 19 cottages, 7 bungalows and 19 apartments arranged over 2 floors. 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 a 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.

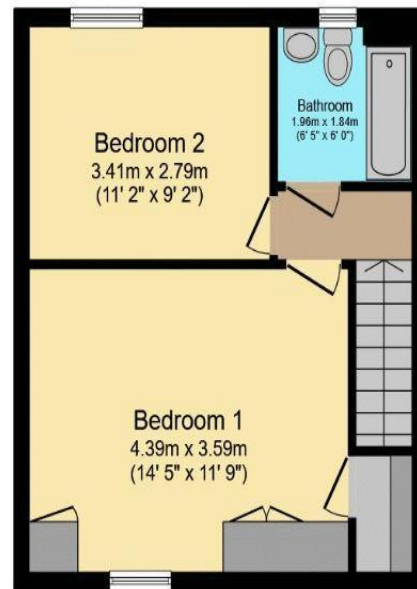
- Development Manager
- Communal Gardens
- 24 hour emergency Appello call system
- Minimum Age 55
- Car Parking
- Tenure: Freehold



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



Ground Floor



First Floor

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		88
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2023

Annual Ground Rent:

£Nil.

Ground Rent Period Review:

N/A

Annual Service Charge:

£2,844.18

Council Tax Band:

D

Event Fees:

Nil. Transfer

Nil. Contingency

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Registered in England No. 3829469



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.