



- 1 bedroom
- 24hr Care line
- Easily maintained
- Easy manageable living

**8 Homebray House, Mary Rose, Wootton Bridge, PO33 4LW**

**£80,000**

No. 8 is a spacious 1 Bedroom retirement apartment situated within the heart of Wootton, with its amenities and bus routes. Communal areas are available for relaxing and enjoyment. Potential purchasers must be over the age of 60 years.



## Property Description

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS COMPRISES OF

### LOUNGE / DINER

18' 0" x 10' 07" (5.49m x 3.23m) Double glazed windows. Large storage cupboard housing tank. Storage heater. Archway to:

### KITCHEN

7' 04" x 5' 08" (2.24m x 1.73m) Small double glazed window. Range of wall and floor units. Tiled splash back. Stainless steel sink and drainer.

### BEDROOM

13' 07" x 8' 09" (4.14m x 2.67m) Double glazed window. Built in wardrobes. Storage heater.

### SHOWER ROOM

6' 08" x 5' 04" (2.03m x 1.63m) Large walk in shower. Basin set into vanity unit. Low level W.C. Tiled walls.

Ground rent: £442

Management fee: £2275.62

1% payable back on resale

Potential purchasers must be over the age of 60 ( a second person must be over 55 years old)







Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

41 High Street, Wootton Bridge,  
Isle Of Wight, PO33 4LU

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.