



10 Watersedge
Bridge Street
Wickham
Hampshire PO17 5PX

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

10 WATSEEDGE

PRICE GUIDE: £245,000

The Property

Watersedge is a select modern apartment block which was built by Crayfern homes to a high standard. It is situated on the banks of the river Meon and in the heart of the historic village of Wickham.

Number 10 is a top floor apartment with all windows overlooking the river. There is also a large attractive communal garden with the River Meon flowing through it. Viewing is very highly recommended.

- * **OVERLOOKING RIVER MEON***
- * **LOUNGE * KITCHEN * TWO BEDROOMS***
- * **BATHROOM * EN-SUITE SHOWER ROOM***
- * **CAR PORT * LARGE LOFT SPACE ***
- * **ATTRACTIVE COMMUNAL GARDENS***
- * **IN VILLAGE CENTRE***

The Location

Wickham is an historic village at the southern end of the Moen Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

From our office proceed down Bridge Street and Watersedge will be found on the left hand side.

ACCOMMODATION

ENTRANCE HALL Security entry telephone*, loft hatch, built in storage cupboard, radiator, panelled doors opening to:

BEDROOM TWO Double glazed window to side overlooking river, built in wardrobe cupboard, radiator.

BATHROOM Suite comprising panelled bath with shower mixer taps, pedestal wash hand basin, low level W.C., partially tiled walls, extractor*, tiled floor, radiator.

BEDROOM ONE Double glazed window to rear overlooking garden and river, two built in wardrobe cupboards, telephone point, TV point, radiator, panelled door opening to:

EN-SUITE SHOWER ROOM Suite comprising tiled shower cubicle, pedestal wash hand basin, low level W.C., partially tiled walls, extractor*, tiled floor, radiator.

KITCHEN Double glazed window to side overlooking river, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor* over, integrated fridge*, freezer* and dishwasher*, plumbing for washing machine, new wall mounted gas HIVE combination boiler* servicing central heating*, laminate flooring, radiator.

LOUNGE Double glazed window to rear overlooking garden and river, double glazed patio doors to side with Juliette balcony overlooking the river, TV point, telephone point, radiator.

OUTSIDE

To the front of the apartment is a gravelled parking area and a block of carports to which there is an allocated space for number 10. To the rear is a large attractive communal garden which has the river Meon flowing through.

TENURE Leasehold. The property has the residue of 125 year lease dating from 1996. The residents of Watersedge own the freehold.

MAINTENANCE The current maintenance charge is £140.60 per month.

Services: All main services.

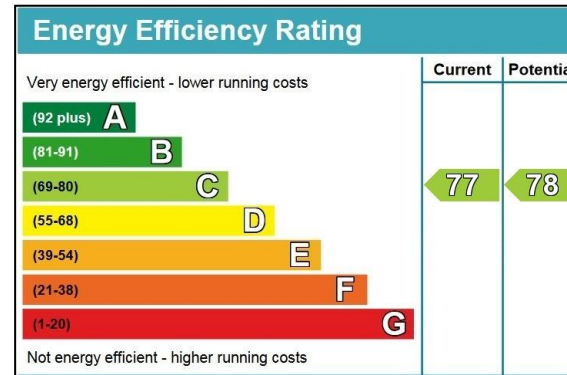
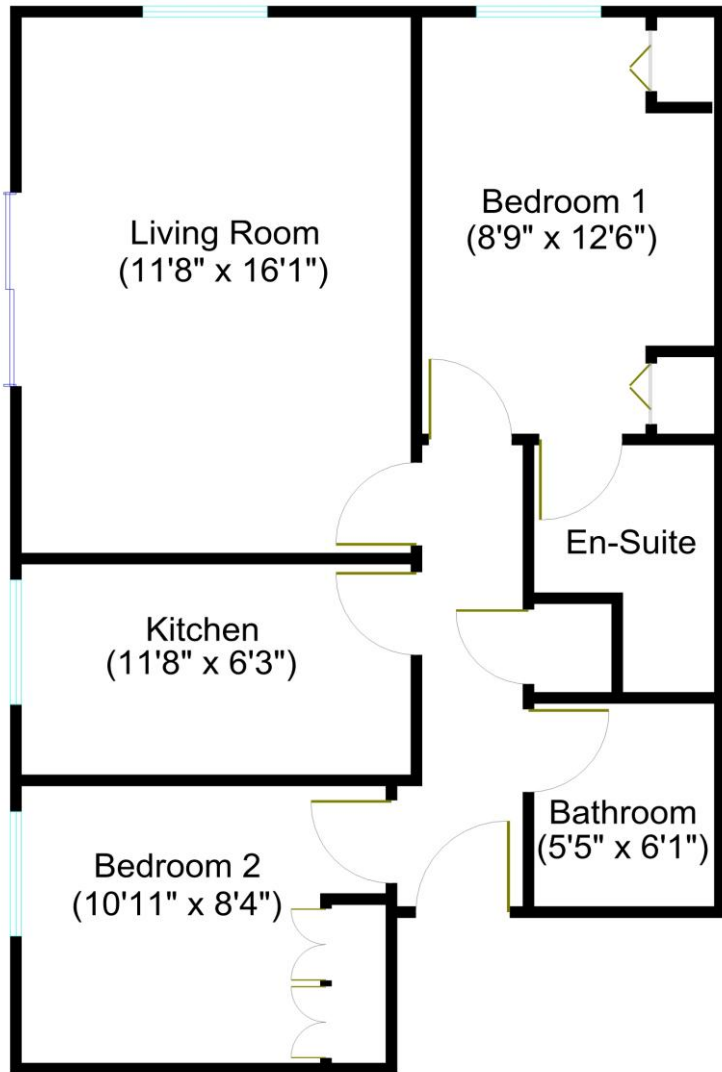
Local Authority: Winchester District Council.

Council Tax Band: D

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total Approx. internal floor area = 609.55 sqft / 56.63 sqm
Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

