



14 Wykeham Court
Winchester Road
Wickham
PO17 5EU

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

14 Wykeham Court

PRICE GUIDE: £285,000

The Property

Wykeham court is a delightful retirement living development, part of the McCarthy and Stone Platinum range. It comprises 31 one and two bedroom apartments designed for independent living, set in attractive surroundings almost opposite the historic Wickham Square. Number 14 is the largest of the one bedroom ground floor apartments. Wickham village is at the southern end of the Meon Valley and offers many local amenities including doctors, a dentist, a chemist and a range of other shops, pubs and restaurants. The development has a dedicated house manager, 24 hour emergency call system, landscaped gardens and a guest suite for when family and friends come to stay. Viewing is highly recommended in this beautifully presented and appointed apartment.

- * **QUALITY RETIREMENT HOME * OVER 60 ***
- * **ATTRACTIVE LANDSCAPED GROUNDS***
- * **SECURE SETTING WITH HOUSE MANAGER ***
- * **BEAUTIFUL RESIDENTS LOUNGE ***
- * **VILLAGE LOCATION ***

The Location

Wickham is a Historic Village at the southern end of the Meon Valley and offers many local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

From Wickham Square cross over at the pelican crossing then turn right and the development is on the left hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE HALL

Walk in storage cupboard housing hot water tank*, safety alarm*, under floor heating*, doors opening to:

LIVING ROOM

Triple aspect double glazed windows, TV point, under floor heating*.

KITCHEN/BREAKFAST ROOM

Double glazed window to side, fitted with a range of wall and base units with work surfaces over. Inset sink unit with cupboard below, built-in electric oven*, microwave*, ceramic hob*, with extractor over*, integrated slim line dishwasher*, fridge/freezer*, under floor heating*.

BEDROOM ONE

Double glazed window to front, under floor heating*, door opening to:

WALK IN WARDROBE

EN-SUITE SHOWER ROOM

Wet room style suite comprising shower cubicle with glazed screen and drencher head shower, vanity basin with adjacent surface, half tiled walls, low level WC, tiled floor, heated towel rail*.

HOME OWNERS LOUNGE

A delightful room with doors opening onto the garden.

HOME OWNERS LAUNDRY ROOM

With washing machines and tumble driers.

COMMUNAL GARDENS

These are attractive and very well cared for.

TENURE: Leasehold. The balance of a 999 year lease dating from 1st June 2015. Ground rent payable: £212.50 half yearly.

SERVICE CHARGE: There is a monthly service charge, currently £328.73 per month, towards the upkeep of the development. It covers external maintenance of the building, ground maintenance, heating and light to all communal areas, maintaining the laundry room and the salary of the House Manager, Buildings Insurance and the underfloor heating cost for the apartment.

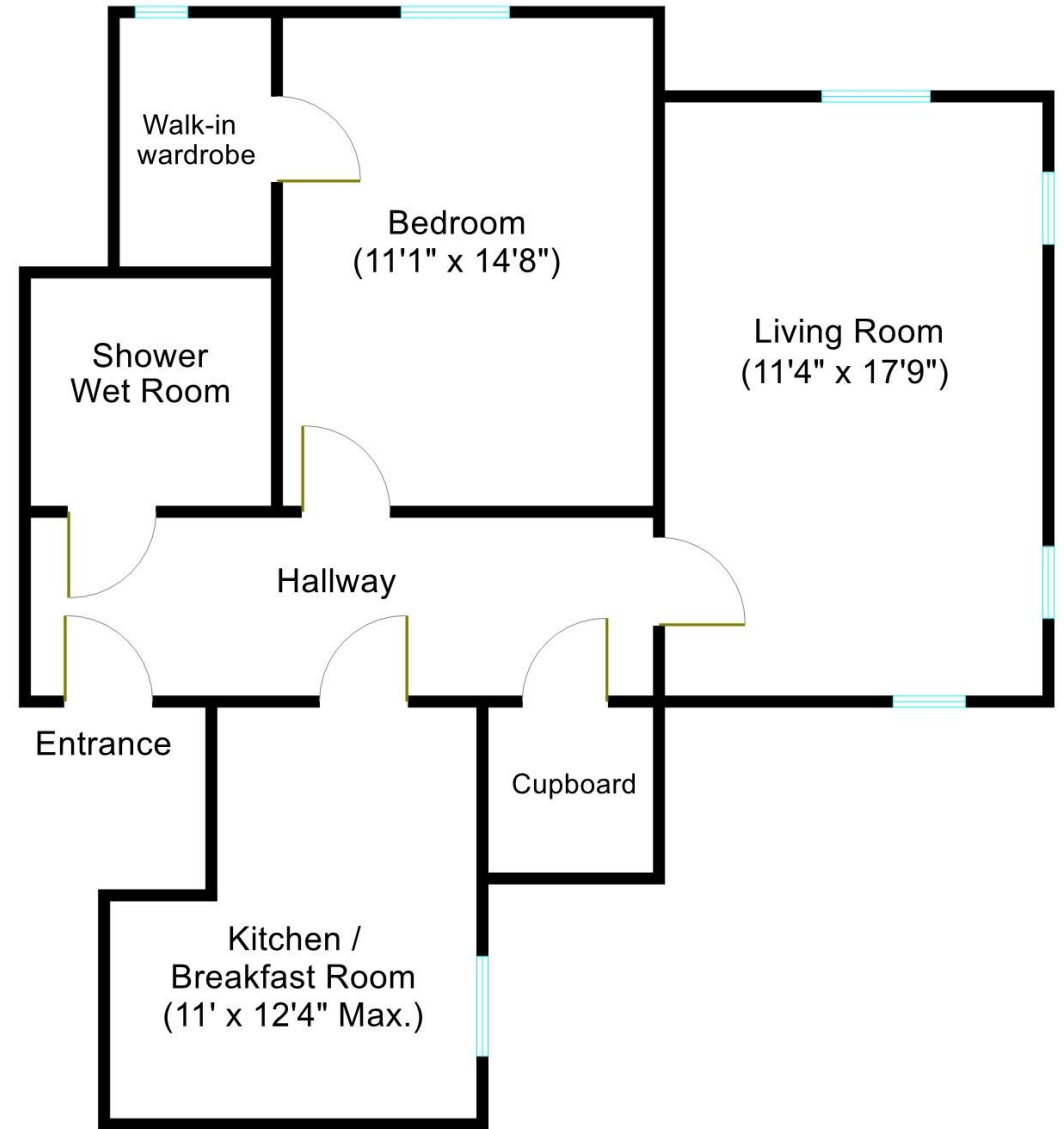
LOCAL AUTHORITY: Winchester District Council

COUNCIL TAX BAND: B

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. All measurements contained herein are to be considered approximate only.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total Approx. Internal floor area = 708 sq ft/ 65.8 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.

