



3 Watersedge  
Bridge Street  
Wickham  
PO17 5PX

Byrne & Co

ESTATE AGENTS

01329 834579 [www.byrneandco.uk](http://www.byrneandco.uk)

## 3 WATSEEDGE

**PRICE GUIDE: £250,000**

### 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 3 is a ground floor apartment with patio. There is also a large attractive communal garden with the River Meon flowing through it. Viewing is very highly recommended.

- \* **ON BANKS OF THE RIVER MEON\***
- \* **LOUNGE \* KITCHEN \* TWO BEDROOMS\***
- \* **BATHROOM \* EN-SUITE SHOWER ROOM\***
- \* **ALLOCATED CAR PORT \***
- \* **ATTRACTIVE COMMUNAL GARDENS\***
- \* **IN VILLAGE CENTRE\***
- \* **NO FORWARD CHAIN\***

### 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

Front door opening to:

**ENTRANCE HALL** Double glazed window to side, security entry phone\*, built in storage cupboard, cloaks cupboard, radiator, panelled doors opening to:

**BEDROOM TWO** Double glazed window to side, radiator.

**BATHROOM** Double glazed window to side, suite comprising panelled bath, pedestal wash hand basin, low level W.C., half tiled walls, extractor\*, radiator.

**BEDROOM ONE** Double glazed window to rear overlooking communal gardens, radiator, panelled door opening to:

**EN-SUITE SHOWER ROOM** Suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level W.C., part tiled walls, extractor\*, ladder style radiator.

**KITCHEN** Double glazed window to side, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, part tiled walls, built in electric oven\*, gas cooker point with extractor\* over, space for fridge/ freezer, plumbing for washing machine and dishwasher, cupboard housing gas boiler\* servicing central heating\* and hot water system\*, radiator.

**LOUNGE** Double glazed window to side, double glazed patio doors to rear opening onto patio and communal gardens beyond, radiator.

### OUTSIDE

To the front of the apartments is a gravelled parking area and a block of **CARPORTS** to which there is an allocated space for number 3. 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 £235.55 per month.

**Services:** All main services.

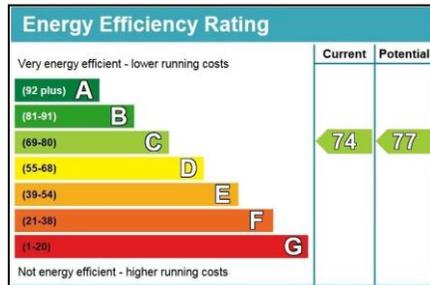
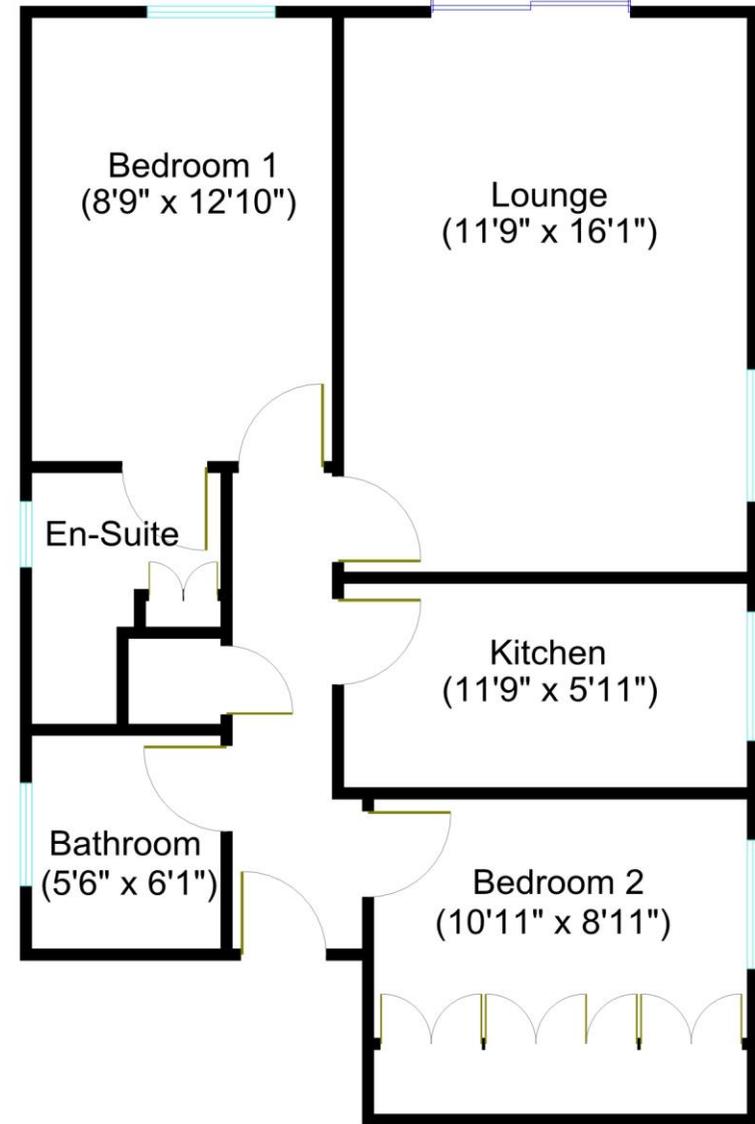
**Local Authority:** Winchester District Council.

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

**Viewing** strictly by appointment with vendor's sole agent BYRNE & CO of Wickham.





**Total Approx. internal floor area = 617.11 sq ft / 57.33 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.

