



22 Upper House Court
Winchester Road
Wickham
PO17 5LH



BYRNE
RUNCIMAN

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22 Upper House Court

PRICE GUIDE: £265,000

The Property

Upper House Court is a popular retirement development in the historic village of Wickham having twenty cottages arranged around landscaped gardens to compliment Upper House which is a Grade 11 listed building. There is a resident manager and each property has an alarm with a twenty four hour emergency link. In the original part of Upper House is a lounge provided for residents use and also a laundry room. Viewing is very highly recommended.

- * **RETIREMENT HOME * OVER 60 ***
- * **ATTRACTIVE LANDSCAPED GROUNDS***
- * **RESIDENT MANAGER ***
- * **TWO BEDROOMS*TWO BATHROOMS***
- * **LOUNGE/DINING ROOM* KITCHEN***
- * **CONSERVATORY* VILLAGE LOCATION ***

The Location

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

Directions

Upper House Court is close to Wickham Square. Cross over at the pelican crossing then turn right and then the development can be found after a short distance on the left hand side. Turn into Mosse Court then immediately right into Upper House Court and no 22 is on the right hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Double glazed window to side, cloaks cupboard, part glazed door opening to:

ENTRANCE HALL Staircase to first floor, fitted stair lift*, under stairs cupboard, night storage heater*, panelled doors opening to:

SHOWER ROOM Suite comprising tiled shower cubicle, low level w.c., wash hand basin, half tiled walls, heated towel rail, Dimplex wall mounted convector heater*.

LOUNGE/DINING ROOM

LOUNGE AREA Double glazed bay window to front, electric fire*, TV point, Dimplex night storage heater*, panelled door to kitchen, open archway to:

DINING AREA Double glazed window to rear, Dimplex night storage heater*.

KITCHEN Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, single drainer stainless steel sink unit with cupboards below, partially tiled walls, electric oven* with extractor over*, plumbing for washing machine, space for fridge/freezer, Dimplex wall mounted convector heater*, double glazed door to:

CONSERVATORY Double glazed windows to rear and side, pitched roof, double glazed door to rear.

FIRST FLOOR

LANDING Loft hatch, airing cupboard housing hot water tank with fitted immersion*, panelled doors opening to:

BEDROOM ONE Double glazed window to front overlooking communal gardens, built in mirror fronted wardrobes, further large storage cupboard, Dimplex night storage heater*.

BEDROOM TWO Double glazed window to rear, built in mirror fronted wardrobes, wall mounted heater*.

BATHROOM Double glazed window to rear, suite comprising panelled bath, low level w.c., pedestal wash hand basin, half tiled walls, Dimplex wall mounted convector heater*, heated towel rail*.

OUTSIDE

COMMUNAL GARDENS

These are very attractive and well maintained.

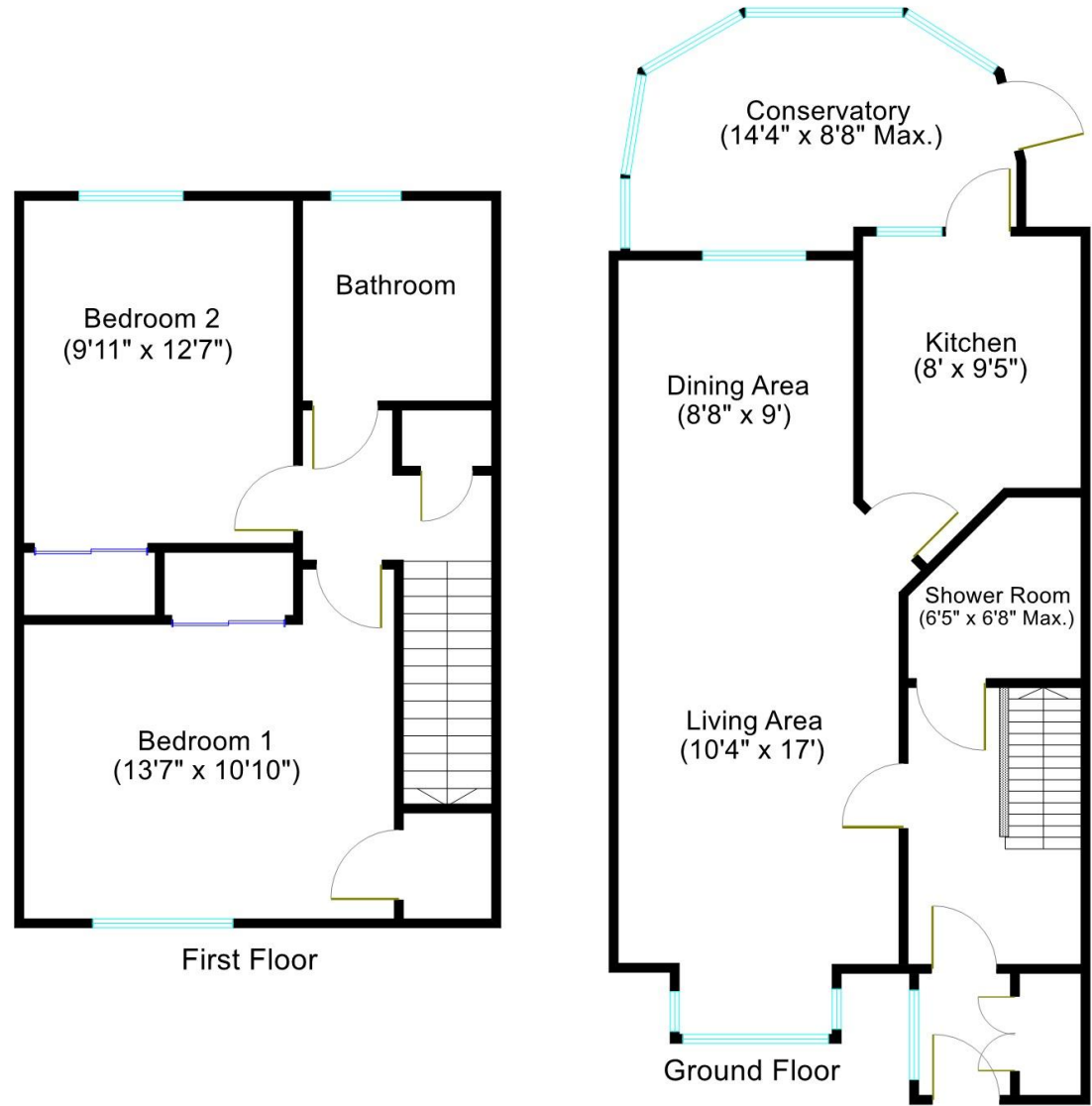
RESIDENTS LOUNGE and **LAUNDRY ROOM** with washing machines and tumble driers, can be found in the original Upper House.

TENURE: Leasehold. The balance of a 99 year lease.
SERVICE CHARGE: There is a monthly service charge, in the region of £250 per month, towards the upkeep of the development. It covers communal garden maintenance, heating and light to all communal areas, maintaining the laundry room and the salary of the House Manager and window cleaning.

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 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			69
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Total approx. internal floor area = 1052.6 sq ft / 97.8 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.

