8 Watersedge
Bridge Street
Wickham
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BYRNE RUNCIMAN

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8 WATERSEDGE

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 8 is a first 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***
*** ATTRACTIVE COMMUNAL GARDENS***
*** IN VILLAGE CENTRE* CARPORT ***
*** NO FORWARD CHAIN***

The Location

Wickham is an historic village at the southern end of the Meon 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 Security entry phone*, built in storage cupboard, cloaks cupboard, radiator, panelled doors opening to:

BEDROOM TWO Double glazed window to front overlooking river and mill, radiator.

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

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

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

KITCHEN Double glazed window to front overlooking river and mill, 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*, plumbing for washing machine, plumbing for dishwasher, wall mounted gas combi boiler* servicing central heating* and hot water system*, radiator.

LOUNGE Double glazed window to side, double glazed patio doors to front with Juliette balcony overlooking river and mill, radiator.

OUTSIDE

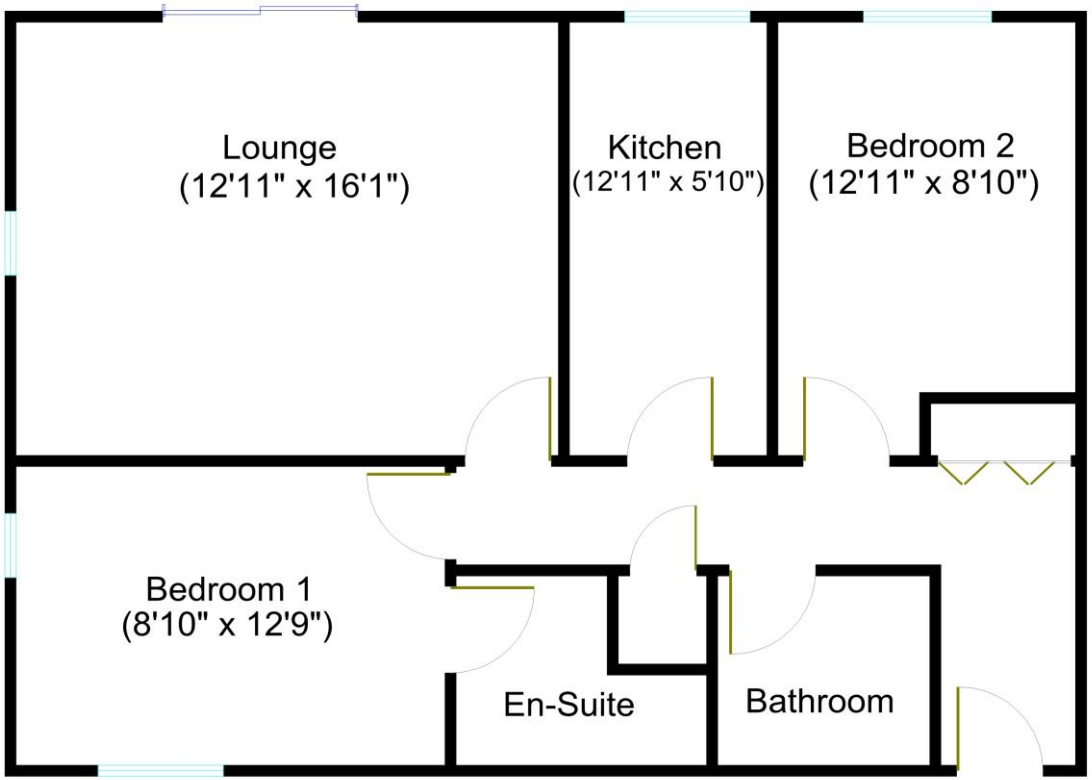
To the front of the apartment is a gravelled parking area and a block of carports to which there is an allocated space for number 8. To the rear is a large attractive communal garden which has the river Meon flowing through.

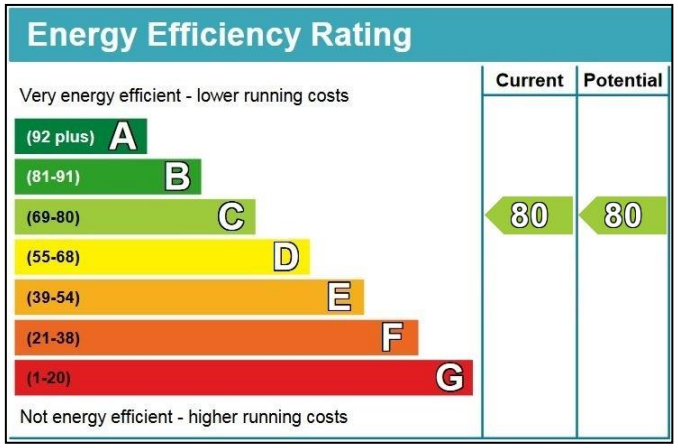
TENURE Leasehold. The property has the residue of 125 year lease dating from 1996. The residents of Watersedge own the freehold.
MAINTENANCE The current maintenance charge is £183.00 per month.

Services: All main services.
Local Authority: Winchester District Council.
Council Tax Band: D

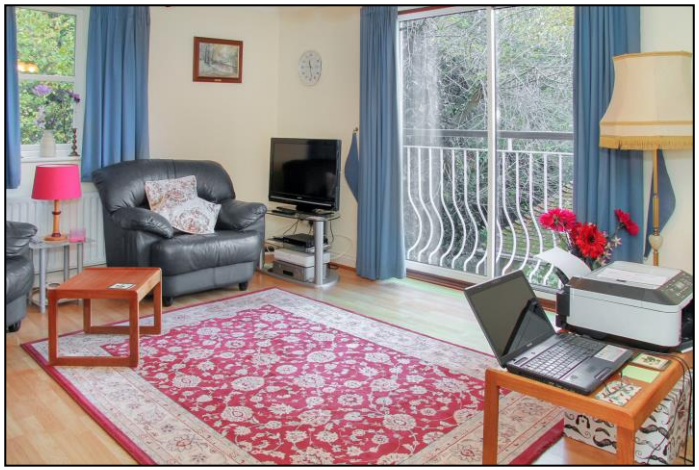
Agents Note: * *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





Total Approx. internal floor area = 700 sq ft / 65 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:

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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.