



6 Upper House Court
Winchester Road
Wickham
PO17 5LH



BYRNE
RUNCIMAN

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6 Upper House Court

PRICE GUIDE: £280,000

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 ***

*** THREE BEDROOMS*TWO BATHROOMS***

*** LOUNGE/DINING ROOM* KITCHEN***

*** GARAGE* 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 6 is on the left 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, under stairs cupboard, night storage heater*, panelled doors opening to:

SHOWER ROOM Suite comprising tiled shower cubicle with glazed door, vanity basin with cupboard below, low level W.C, fully tiled walls, extractor*, heated towel rail*, Dimplex panel heater*.

LOUNGE/DINING ROOM

LOUNGE AREA Double glazed window to front, double glazed window to side, brick fireplace surround with tiled hearth and fitted electric stove*, night storage heater* panelled door to kitchen, open archway to:

DINING AREA Double glazed window to rear.

KITCHEN Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink unit with cupboard below, partially tiled walls, built in electric oven*, electric hob* with extractor over*, integrated refrigerator*, freezer*, slim line dishwasher*, washing machine*, wall mounted Dimplex convactor heater*, double glazed door to rear.

FIRST FLOOR

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

BEDROOM ONE Double glazed window to front , built-in mirrored fronted wardrobes, further large storage cupboard, Dimplex night storage heater*.

BEDROOM TWO Double glazed windows to rear, built-in mirror fronted wardrobes, Dimplex night storage heater*.

BEDROOM THREE Double glazed window to rear, electric panel heater*.

BATHROOM Double glazed window to rear, suite comprising of panelled bath with shower mixer taps, vanity basin with cupboard below, low level wc, bidet, fully tiled walls, heated towel rail*.

OUTSIDE

COMMUNAL GARDENS

These are very attractive and well maintained.

GARAGE In a block to the rear of the property.

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 £295 per month, towards the upkeep of the development. It covers, building insurance, communal garden maintenance, heating and light to all communal areas, maintaining the laundry room, salary of the House Manager and window cleaning.

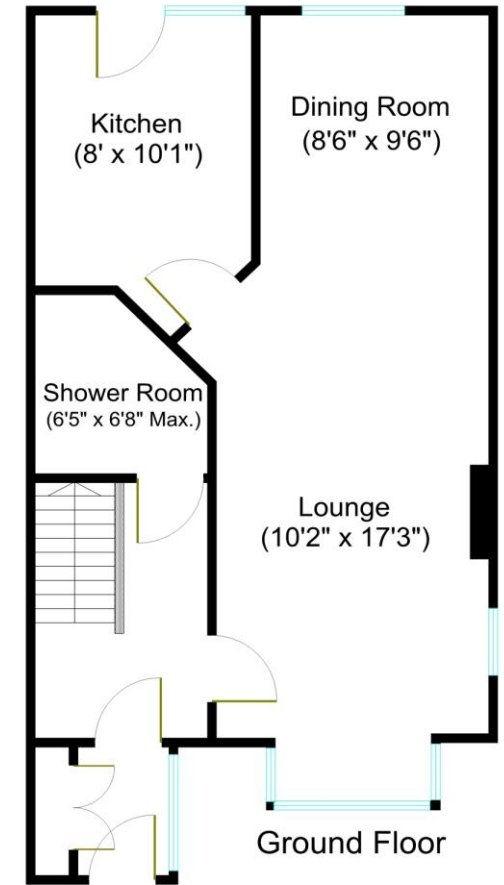
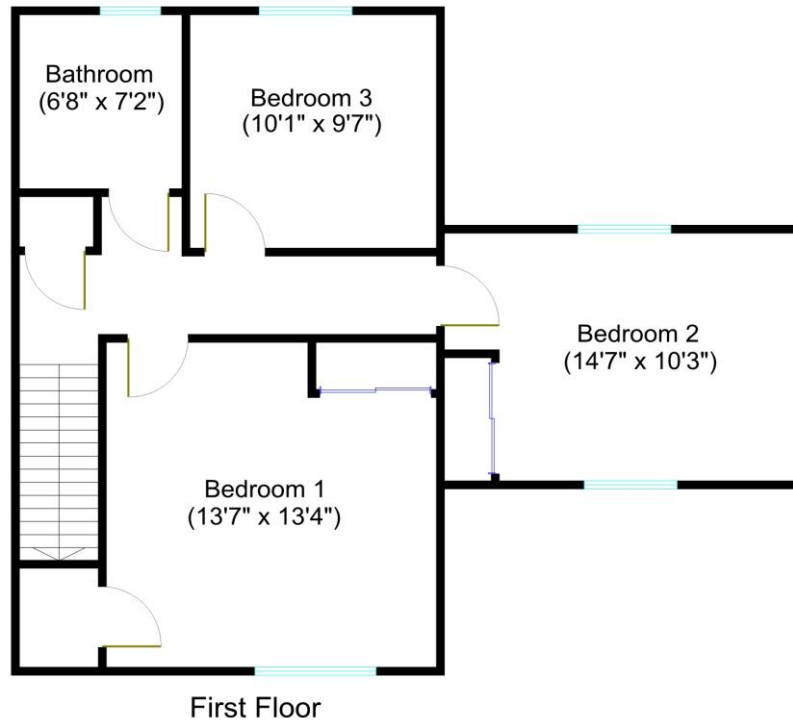
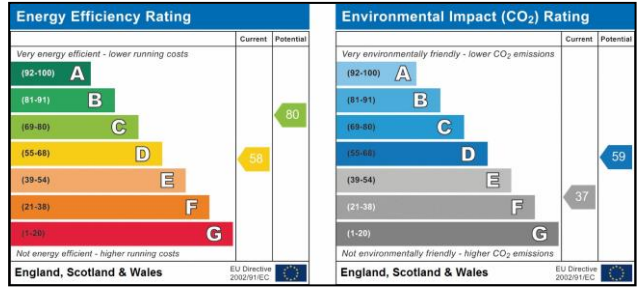
LOCAL AUTHORITY: Winchester District Council

COUNCIL TAX BAND: E

SERVICES: Mains electricity, water supply and drains.

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 =
1,108 sq ft / 103 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.

