



8 Wykeham Court
Winchester Road
Wickham
PO17 5EU



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8 WYKEHAM COURT

PRICE GUIDE: £330,000

The Property

Wykeham court is a delightful retirement living development, part of the McCarthy and Stone Platinum range. It comprises of 31 one and two bedroom apartments set in attractive surroundings almost opposite the historic Wickham Square. Number 8 is a two bedroom ground floor apartment with outside space, designed for independent living. Wickham village is at the southern end of the Meon Valley and it offers all local amenities to include doctors, dentist and a range of 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 ***
- * **PATIO AREA * LANDSCAPED GROUNDS***
- * **SECURE SETTING WITH HOUSE MANAGER ***
- * **BEAUTIFUL RESIDENTS LOUNGE ***
- * **VILLAGE LOCATION * NO ONGOING CHAIN ***

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

Wykeham Court is almost immediately opposite 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.

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 Double glazed door, with adjacent double glazed windows, to rear opening onto patio area, shelving units, TV point, under floor heating*, door to:

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, 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 rear, under floor heating*, doors opening to:

WALK IN WARDROBE

EN-SUITE SHOWER ROOM Suite comprising shower cubicle with glazed screen and drencher head shower, vanity basin with an illuminated mirror* above and adjacent surface, half tiled walls, low level WC, tiled floor, heated towel rail*.

BEDROOM TWO Double glazed window to rear, under floor heating*.

SHOWER ROOM Suite comprising of a tiled shower cubicle with drencher head shower, pedestal wash hand basin, low level WC, half tiled walls, extractor*, tiled floor, ladder style radiator*.

OUTSIDE

A paved patio area, accessed from the living room.

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 £247.50 half yearly.

SERVICE CHARGE: There is a monthly service charge, currently £502.00 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: C

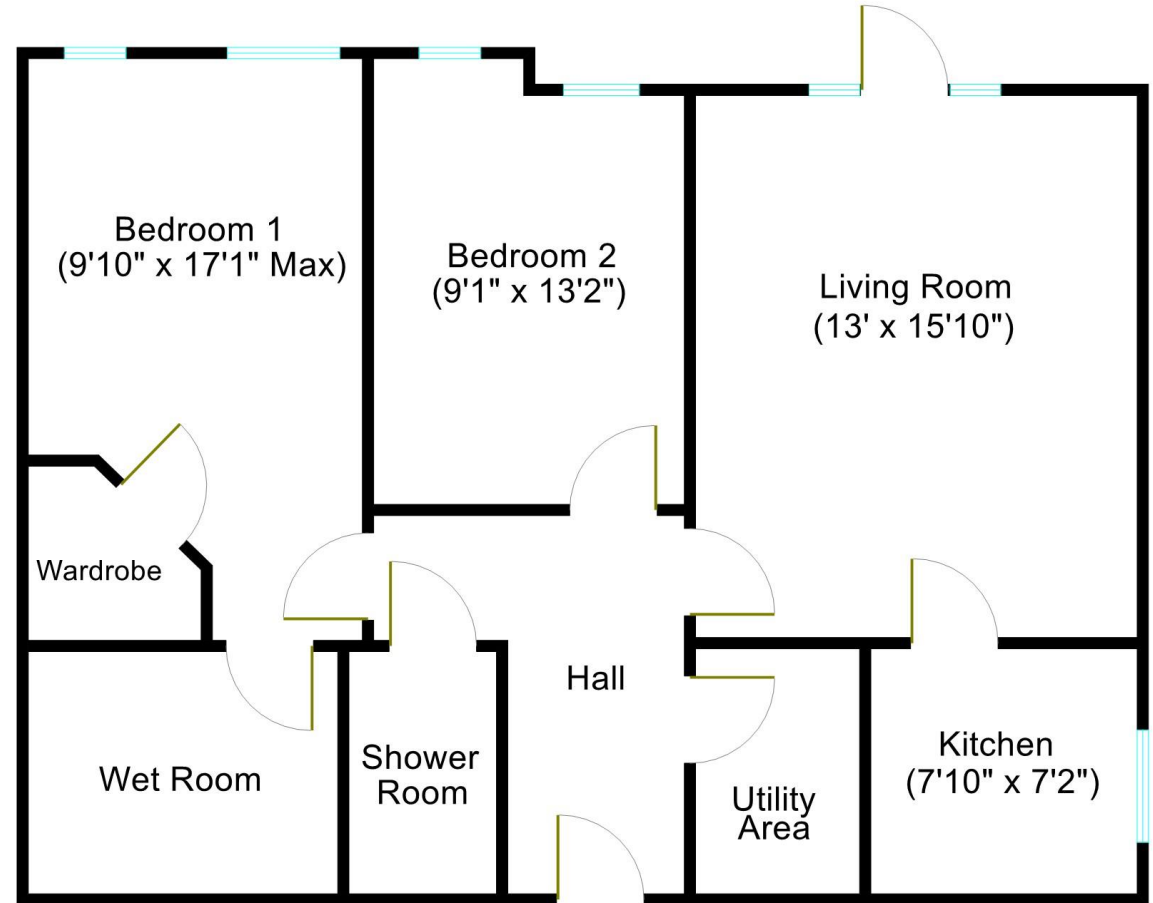
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





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



Total Approx. Internal floor area = 785 sq ft/ 72.9 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.

