

26 Homemead House

Middlebridge Street, Romsey, Hampshire, SO51 8QL



PRICE: £82,500

Lease: 99 years from 1980

Property Description:

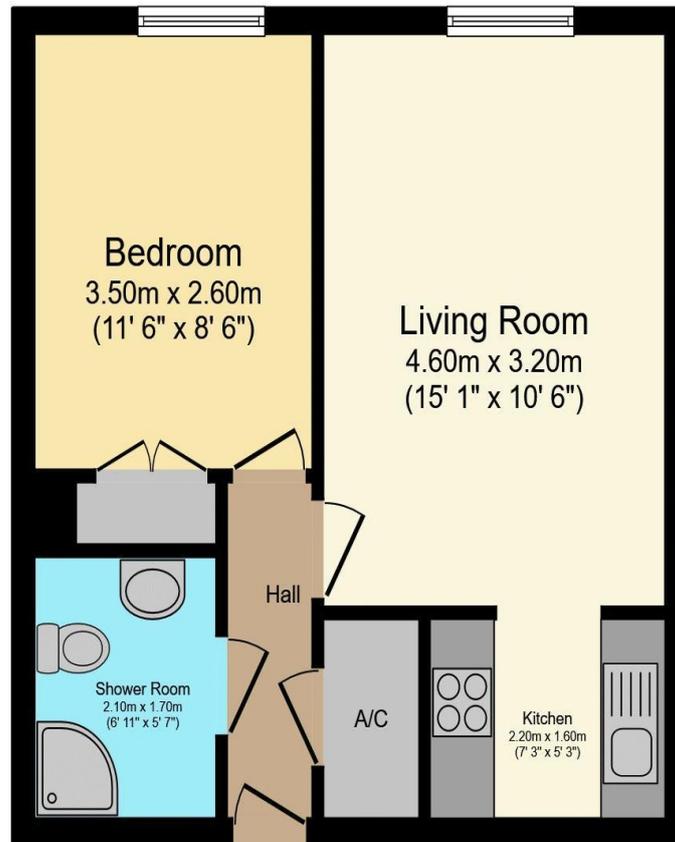
INCENTIVE - 12 MONTHS GROUND RENT AND SERVICE CHARGE PAID - A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

Homemead House was constructed by McCarthy & Stone (Developments) Ltd and comprises 37 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, bedroom and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Professionally decorate throughout
- Communal areas currently being redecorated/recarpeted
- 24 hour emergency Appello call system
- Minimum Age 55
- Guest Suite
- Communal Satellite Dish (additional fees apply)
- Lift to all floors
- Residents' lounge/Communal Laundry



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 37.2 m² (400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

TBC

Annual Ground Rent:

£439.39

Ground Rent Period Review:

TBC

Annual Service Charge:

£2,919.54

Council Tax Band:

B

Event Fees:

TBC Transfer

TBC Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.