



TOP FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 9 Elizabeth House Beaconsfield Road

Waterlooville PO7 7SW

**Price: £199,995**

## DESCRIPTION

Immaculate 2 bedroom, top floor apartment situated in a Central Waterlooville location. The property was completely re-decorated a couple of years ago including the installation of new carpets and flooring and a new kitchen which benefits from integrated appliances. The apartment comprises of an open plan lounge/kitchen, master bedroom with fitted wardrobes and an en-suite shower room, bedroom 2 with a fitted wardrobe and a separate bathroom. Access is via security entry system and there is a lift to all floors. Additional benefits include double glazing, gas central heating and an allocated parking space. The property is offered with no forward chain.

## ACCOMMODATION

### COMMUNAL ENTRANCE

Access via video entry system. Lift to all floors.

## TOP FLOOR APARTMENT

### ENTRANCE HALL

LOUNGE AREA 17' 0" x 11' 3" (5.18m x 3.43m)

Open plan to kitchen

KITCHEN AREA 11' 1" x 8' 0" Narrowing to 6'0" (3.38m x 2.44m)

BEDROOM 1 11' 9" x 9' 3" (3.58m x 2.82m)

Built in wardrobe.

EN-SUITE SHOWER ROOM 7' 5" x 3' 5" (2.26m x 1.04m)



BEDROOM 2 8' 9" x 7' 5" (2.66m x 2.26m)

Built in wardrobe.

BATHROOM 8' 4" x 6' 2" (2.54m x 1.88m)

## OUTSIDE

ALLOCATED PARKING SPACE

## LEASE INFORMATION

Maintenance: Approximately £2,352 per year including building insurance

Lease: Over 900 year lease

