



FIRST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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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Energy performance certificate (EPC)

Flat 6 Redwood Court Winifred Road WATERLOOVILLE PO7 7TQ	Energy rating <b>C</b>	Valid until:	14 November 2034
		Certificate number:	2190-3299-9040-9196-5695

Property type	Mid-floor flat
Total floor area	71 square metres

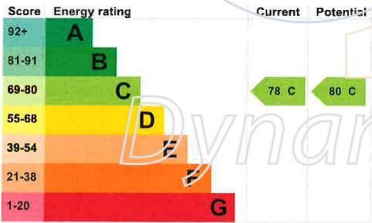
Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.  
**Properties get a rating from A, (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



**Wainwright Estates**  
10 The Precinct, London Road  
Waterlooville, Hampshire PO7 7DT

**Tel: 02392 264500**  
Email: [sales@wainwrightestates.co.uk](mailto:sales@wainwrightestates.co.uk)  
[www.wainwrightestates.co.uk](http://www.wainwrightestates.co.uk)

# Flat 6 Redwood Court, Winifred Road

Waterlooville PO7 7TQ

Price: £180,000

## DESCRIPTION

Well presented two DOUBLE bedroom first floor flat with allocated parking and situated just a short walk from Waterlooville town centre. Internally the property comprises of a spacious lounge, separate modern fitted kitchen/breakfast room, two double bedrooms and a modern shower room. Outside there's an allocated parking space and private storage shed. Additional benefits include double glazing and gas central heating. The property is share of freehold and has 970 years remaining on the lease. There is a monthly service charge which includes the ground rent and building insurance of approximately £130 a month. This property would make an ideal first time buyer or investment purchase.

## ACCOMMODATION

### FIRST FLOOR FLAT

#### HALLWAY

LOUNGE: 14' 1" x 13' 2" (4.29m x 4.01m)

KITCHEN: 13' 2" x 10' 5" (4.01m x 3.17m)

BEDROOM 1: 14' 1" x 8' 4" (4.29m x 2.54m)

BEDROOM 2: 10' 7" x 8' 6" (3.22m x 2.59m)

SHOWER ROOM: 6' 6" x 6' 0" (1.98m x 1.83m)



## OUTSIDE

ALLOCATED PARKING SPACE

PRIVATE STORAGE SHED

## LEASE INFORMATION

Share of Freehold 970 years remaining on lease  
Monthly service charge including ground rent and building insurance: £130

