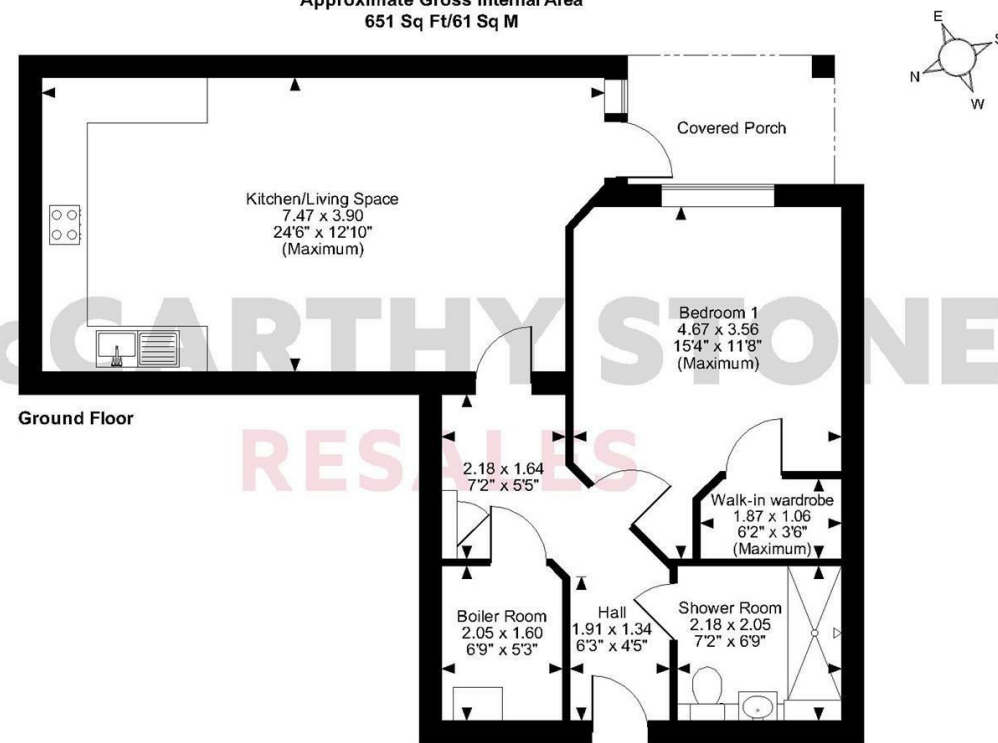


Shilling Place, Stakes Road, Waterlooville  
Approximate Gross Internal Area  
651 Sq Ft/61 Sq M



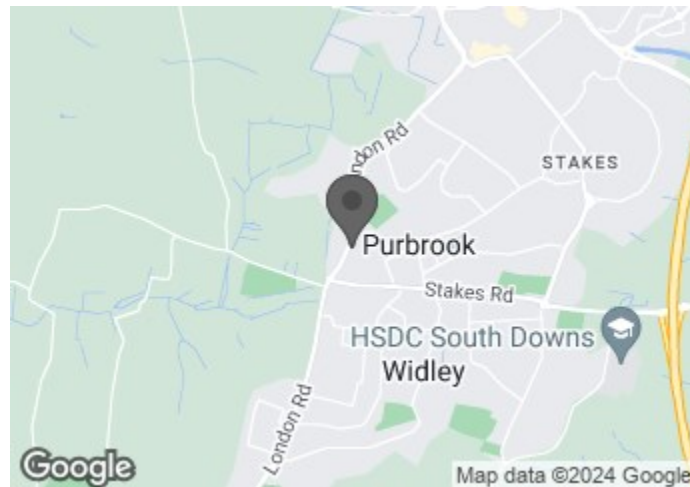
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 11 SHILLING PLACE STAKES ROAD, WATERLOOVILLE, PO7 5GL



### COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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Welcome to Shilling Place, a charming ground floor apartment located in the heart of Purbrook, Waterlooville. This purpose-built apartment is perfect for those over 60, offering a cosy retreat with 1 bedroom, 1 bathroom, and a lovely reception room. Situated in a convenient location on London Road, this property provides easy access to local amenities and transport links. Don't miss the opportunity to make this delightful apartment your new home!

## ASKING PRICE £250,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SHILLING PLACE, LONDON ROAD, PURBROOK, WATERLOOVILLE

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## SUMMARY

Shilling Place, presented by McCarthy and Stone, is a Retirement Living development offering a range of one and two-bedroom apartments. Located on London Road in the charming village of Purbrook, it provides convenient access to essential amenities. Residents can enjoy local eateries, a village bakery, a pub, a post office, and a Co-op Local. Purbrook Heath, a popular recreation area with a bowls section, tennis courts, and a cricket green, is just a short walk away. The development enjoys excellent transport links to nearby towns like Waterlooville, Havant, and Portsmouth, with Gunwharf Quays only 15 minutes by car or 40 minutes by bus, offering leisurely waterfront experiences and views from the Spinnaker Tower.

The apartments at McCarthy and Stone are crafted for ease of independent living, complete with all home comforts. Shilling Place boasts a beautiful communal lounge for socializing, which opens onto a landscaped garden terrace.

Tailored for those over 60, this Retirement Living development combines home ownership with freedom from external maintenance and gardening, supported by a dedicated House Manager. McCarthy and Stone's commitment to detail has established them as the UK's premier retirement housebuilder.

## ENTRANCE HALL

The front door, equipped with a spy hole, opens to the entrance hall where the 24-hour Tunstall emergency response pull cord system is installed. Off the hallway lies a door to a spacious walk-in storage cupboard/airing cupboard, which features tiled flooring and contains the hot water tank, Vent-Axia system, and washer/dryer. The hall is fitted with illuminated light switches, a smoke detector, an apartment security door entry system with intercom, and an emergency pull cord. Doors from the hall provide access to the bedroom, living room, and shower room.

## LIVING ROOM WITH PATIO

The living/dining room is well-proportioned, featuring a double-glazed door that opens onto a stunning patio. It includes TV and telephone connections, as well as a Sky/Sky+ point. The room is illuminated by two ceiling lights and boasts fitted carpets and raised electrical sockets for convenience.

## KITCHEN

This modern fitted kitchen features a variety of low and eye-level units and drawers with coordinated work surfaces. It includes a black composite sink with a monolever tap and drainer, a Bosch waist-level oven, a

# 1 BED | £250,000

ceramic hob, a cooker hood, and a Bosch integrated fridge freezer, all complemented by under-pelmet lighting.

## BEDROOM

The spacious double bedroom features a walk-in wardrobe complete with rails and shelving. It is equipped with ceiling lights, as well as TV and phone points.

## SHOWER ROOM

The area is tiled with slip-resistant flooring, featuring a walk-in shower with level access. It includes heating, grab rails, a toilet, and a washbasin, along with a mirror, a heated towel rail, and a shaver socket. An emergency pull cord is also installed.

## SERVICE CHARGE (BREAKDOWN)

There is a Service Charge which provides:

- On Site House Manager (5 days a week)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service Charge: £2,432.79 per annum (for financial year ending 28/02/2025).

## LEASEHOLD

999 Years from June 2019

Ground rent: £425 per annum

Ground rent review date: June 2034

## ALLOCATED PARKING

The apartment comes with its own allocated parking space. Space A.

## ADDITIONAL INFORMATION & SERVICES

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

