

45 Shilling Place

Stakes Road, Waterlooville, PO7 5GL



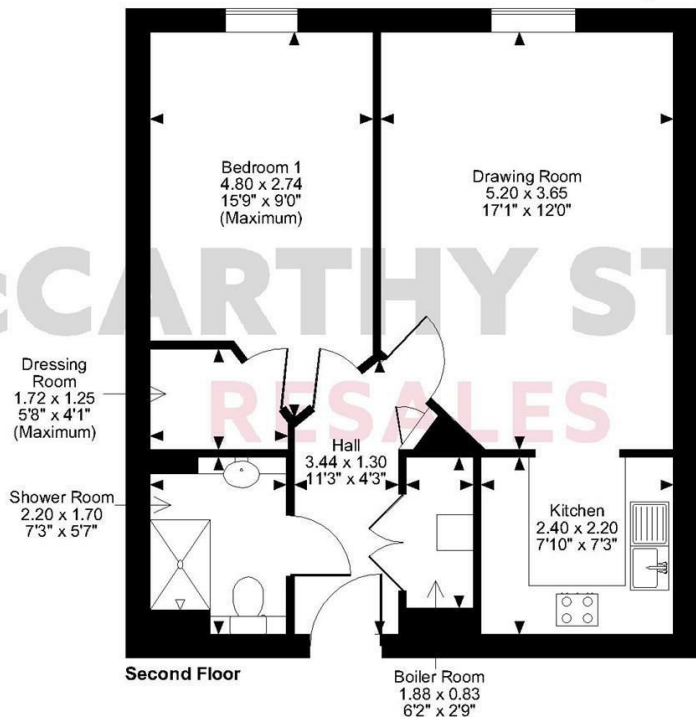
Asking price £260,000 Leasehold

Welcome to Shilling Place! This bright and spacious 1-bedroom second floor retirement living apartment is situated just 150 yards away from local shops and the bus stop, convenience is at your doorstep. The purpose-built property boasts attractive landscaped gardens, offering a peaceful and picturesque setting. Ideal for those seeking a comfortable and well-connected home in a charming location.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Shilling Place, Stakes Road, Waterlooville  
Approximate Gross Internal Area  
527 Sq Ft/49 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8614547/JPN

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Shilling Place, Stakes Road, Waterlooville, Hampshire, PO7 5GL

## 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.

## Shilling Place

Shilling Place is a Retirement Living development, brought to you by McCarthy and Stone. The development offers a selection of one and two bedroom Retirement Living apartments and is situated on London Road in the heart of the picturesque village of Purbrook providing you with easy access to many of the amenities you may need. Here, you can enjoy a variety of eateries including a village bakery and a pub. There is also a post office and Co-op Local right on your doorstep. The popular recreation ground, Purbrook Heath is only a few hundred yards away and features a bowls area, tennis courts and cricket green. Travelling further afield is convenient too, with good connections to surrounding towns including Waterlooville, Havant



and Portsmouth. Gunwharf Quays is approximately 15 minutes by car and 40 minutes by bus (via Southsea), for leisurely afternoons by the water or panoramic views from the Spinnaker tower. McCarthy and Stone apartments are designed to make it easy for you to live independently with every home comfort. Shilling Place has everything you need to enjoy a full and active life. There is a stunning communal lounge which provides the perfect place to socialise with friends, located on the ground floor and extends out onto the landscaped garden terrace. Designed exclusively for the over 60's, our Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries of external maintenance or gardening - and there's support from a dedicated House Manager if you need help with anything. With so much attention to detail, it's no wonder McCarthy and Stone is the UK's leading retirement housebuilder.

## Entrance Hallway

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a large walk-in storage cupboard/airing cupboard housing the hot water tank and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living/ dining room and shower room.

## Living / Dining Room

A bright well-proportioned living/dining room with double glazed windows . TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. The living/ dining room also provides access to the kitchen.



# 1 bed | £260,000

## Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with coordinated work surfaces. Black composite sink with mono lever tap and drainer. Waist level oven and ceramic hob, cooker hood and integral fridge freezer and under pelmet lighting.

## Bedroom

A large double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

## Shower Room

Tiled with slip resistant floor tiling, walk-in level access shower. WC and wash hand basin, mirror, heated towel rail, and shaver socket. Emergency pull cord.

## Parking

A car parking space is included with the sale of this apartment.

## Service Charge

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

Service charge: £2,432.76 per annum (up to financial year end 28/02/2026)

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

## Leasehold

Lease 999 Years from June 2019

Ground rent: £425 per annum

Ground rent review date: June 2034

## Additional information and Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

