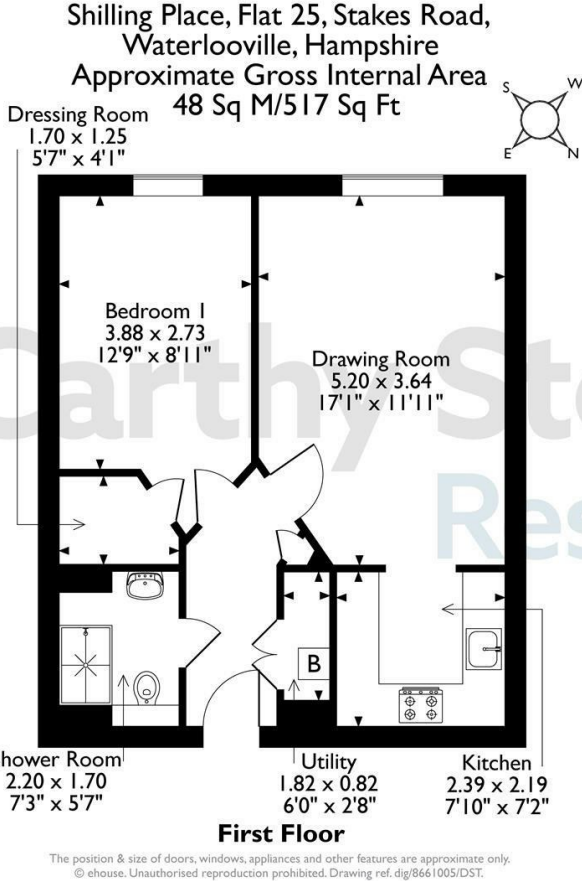
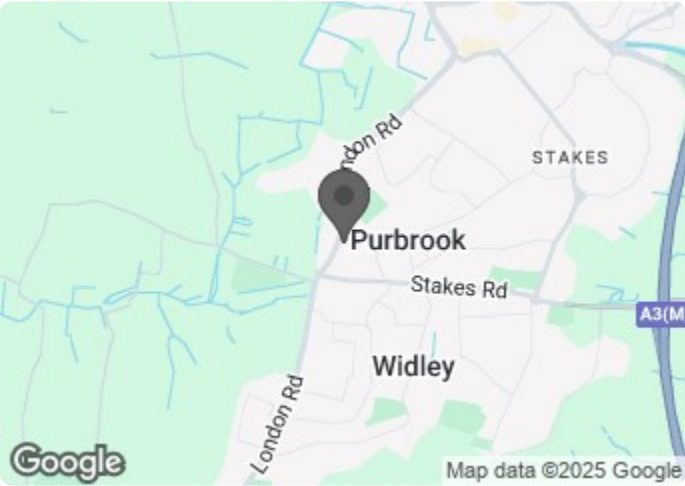




Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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25 Shilling Place

Stakes Road, Waterlooville, PO7 5GL



Asking price £235,000 Leasehold

STUNNING bright and spacious one bedroom retirement apartment for the over 60s situated on the FIRST FLOOR and offered in great condition, The site benefits from a guest suite and landscaped gardens.

Call us on 0345 556 4104 to find out more.

Stakes Road, Waterloooville

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 Waterloooville, 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 Hall

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 storage cupboard/airing cupboard housing the hot water tank and Vent-Axia system and a washer / dryer. 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 well-proportioned living/dining room with double glazed windows. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Raised electric power sockets. The living/dining room also provides access to the kitchen.

Kitchen

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

1 bed | £235,000

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.

Parking

This apartment does not come with an allocated parking space.

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: £2,448.00 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

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

