



Flat 2, 162 Stakes Hill Road, Waterlooville, Hampshire, PO7 7BS

TOWN & COUNTRY
SOUTHERN

- £285,000 Leasehold
- Council Tax Band TBA
- Two Bedroom Ground Floor Flat
- Open Plan 19' Living Room inc Fitted Kitchen
- Fitted Floor Coverings
- Allocated Parking & EV Point
- Electric Heating

A superb two-bedroom, ground floor apartment which benefits from having an open plan living room/kitchen with fitted appliances, two bedrooms and a shower room and is also offered with fitted floor coverings throughout, double glazing and the latest electric heating system. The apartment is part of a development of five independent flats with entry phone system, a 10 Year building warranty, communal gardens, an allocated car parking space with electric vehicular charging point. Being located in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling along the A3(M) in a northerly direction take the slip road at Junction 4, at the roundabout take the first exit into Purbrook Way, at the next roundabout take the third exit into Stakes Hill Road, passing Oaklands & St. Peters Catholic Schools on the right-hand side, just passed the pedestrian crossing bear left continue into Durham Gardens (formerly Stakes Hill Road) head towards the dead end with the keep clear sign on the road and bear left into a private driveway of No.162 Stakes Hill Road.



ENTRANCE: No.162 can be found on the corner of Stakes Hill Road and Durham Gardens in a cul-de-sac location. Lowered kerb leading to brick paviour driveway with off road parking for each property with electric charging points, recessed bin storage area, landscaped gardens. From Durham Gardens is a further pedestrian gateway with wooden pillars leading to brick paviour pathway with gardens to either side and front with pathways with lighting.

MAIN BUILDING: Covered porch, main front door with entry phone system leading to:

COMMUNAL HALLWAY: Door to:

FLAT 2: Door leading to:

HALLWAY: Ceiling spotlights, wired-in alarm, panel heater, doors to primary rooms.

OPEN PLAN LIVING ROOM / KITCHEN: 19'1" x 11'9" increasing to 16'9" max., L shaped, double-glazed window to rear aspect, ceiling spotlights, panel heater, wooden flooring.

Kitchen: Comprehensive range of grey fronted wall and floor units with quartz work surface, double glazed frosted window to side aspect, inset single drainer stainless steel sink unit with cupboards under, slimline dishwasher with matching door, range of drawer units with soft close mechanism, inset electric hob with oven under and extractor hood, fan and light over, tall larder cupboard housing fridge/freezer with matching door, door to airing cupboard housing hot water cylinder and electric consumer box.

BEDROOM 1: 12'0" x 10'5" Double glazed window to rear aspect, panel heater, ceiling spotlights, grey panelled door.

SHOWER ROOM : Fully ceramic tiled shower cubicle with sliding door, drench style hood with separate shower attachment, vanity unit with rectangular wash hand basin with mixer tap and drawers under, concealed cistern w.c., with shelf over, shaver point, heated towel rail, high level small window to side aspect, grey panelled door.

BEDROOM 2: 12'3" x 11'5" maximum. High-level double-glazed window to side aspect, double glazed window to front, grey panelled door, panel heater, wiring and power point for wall mounted T.V.

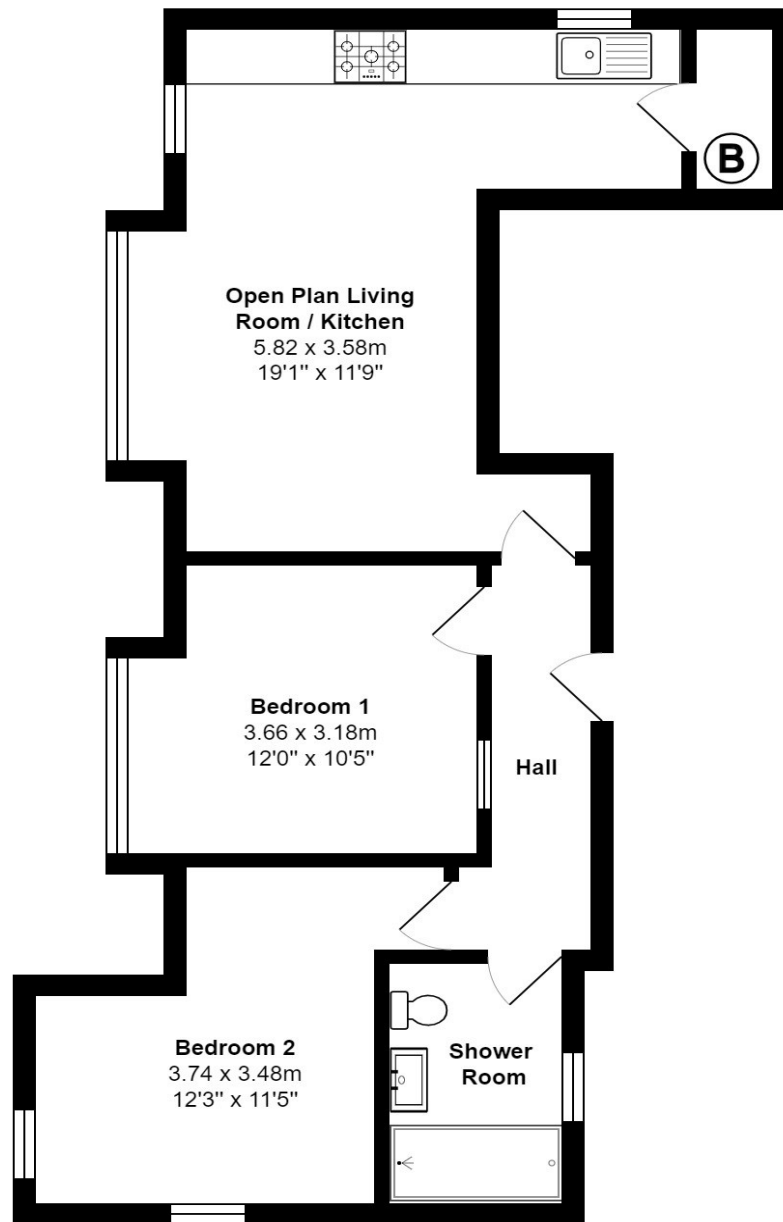
GROUND RENT: £150.00 per annum

MAINTENANCE: £2,400.00 per annum

TENURE: Leasehold new 125 year lease from 2023

OUTSIDE: Residents communal gardens, allocated car parking facilities with EV points, bin storage area.





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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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