



£230,000
3 Oaktree Apartments
Cowplain, PO8 8QP

PROPERTY SUMMARY

We are delighted to offer for sale this well presented and spacious 2 bedroom ground floor garden apartment in Cowplain. Built in 2016 this superb property is offered in good condition throughout. There are a host of benefits including a wonderful open plan lounge and kitchen area, allocated parking, 2 double bedrooms, en-suite facilities and modern family bathroom. An added attraction is the private courtyard style garden providing outdoor space. Internal viewings are very highly recommended and can be arranged by contacting Jeffries & Dibbens as sole agents on 02392 231100.

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COMMUNAL ENTRANCE Front door to:

ENTRANCE HALL Security intercom system, radiator, laminate flooring, spot lighting, meter cupboard, doors to:

BEDROOM 1 12' 8" x 12' 1" (3.86m x 3.68m) Window to front aspect, radiator, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, hand wash basin with cupboard under, WC, tiled flooring and surround, spot lighting.

BEDROOM 2 12' 7" x 9' 5" (3.84m x 2.87m) Window to front aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, tiled flooring and surround.

LOUNGE 18' 3" x 12' 4" (5.56m x 3.76m) Window to side aspect, 2 radiators, open plan to:

KITCHEN 12' 4 max" x 10' 6 max" (3.76m x 3.2m) Window and door to rear aspect, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated washing machine, oven, hob and extractor, integrated fridge and freezer, concealed wall mounted boiler, spot lighting.

OUTSIDE

GARDEN Access to private courtyard style garden with decked area.

PARKING Allocated parking.

COMMUNAL AREAS Bin store and bike store.

LEASE DETAILS As of April 2023 the vendor has informed us that the lease details are as follows:-

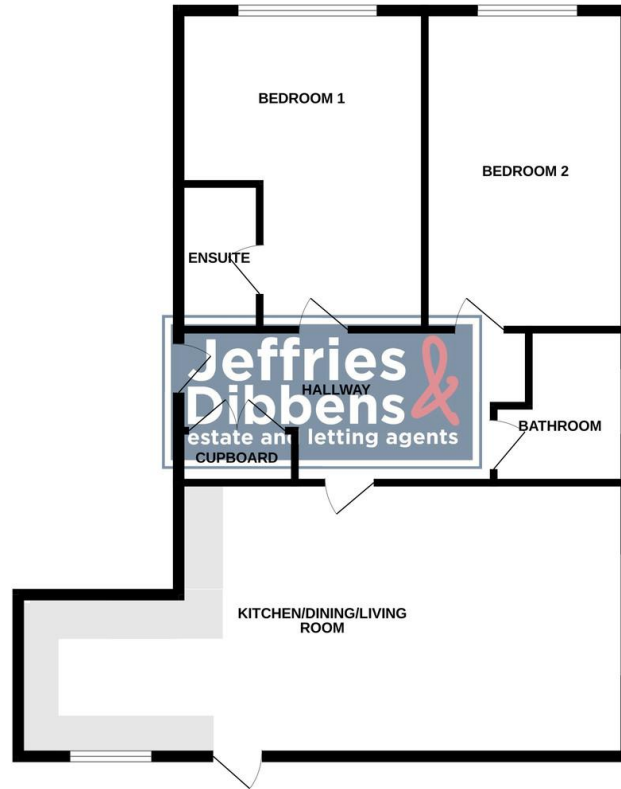
Balance Of Lease: 117 (approx) years remaining

Ground Rent: £250.00 (approx) per annum

Maintenance & Insurance Charges: £100.00 (approx) per month

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



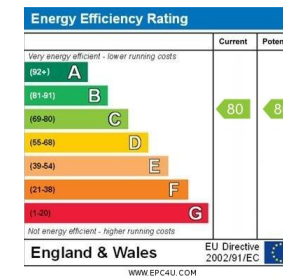
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk