



£195,000
Landward House
Horndean, PO8 0RW

PROPERTY SUMMARY

Located in the heart of Horndean village and boasting excellent commuter links we are delighted to offer for sale this very well presented 1 bedroom ground floor apartment in Landward House. Part of the modern Gales Park development built only a few years ago we are sure this attractive apartment will attract immediate interest. The property boasts a large bedroom, modern fitted bathroom suite, considerable storage, allocated parking, communal gardens and a fabulous modern fitted kitchen with open plan arrangement. We feel this property is an ideal first purchase and strongly recommend internal viewings.





COMMUNAL ENTRANCE Security intercom system.

ENTRANCE HALL Radiator, Vinyl flooring, two large storage cupboards, doors to:

BATHROOM Suite comprising panel enclosed bath mixer tap, shower and screen over, low level WC with push button flush and wash hand basin, vinyl flooring, walls tiled to principal areas, heated towel rail.

BEDROOM 10' 2" x 9' 6" (3.1m x 2.9m) Window to front aspect, radiator.

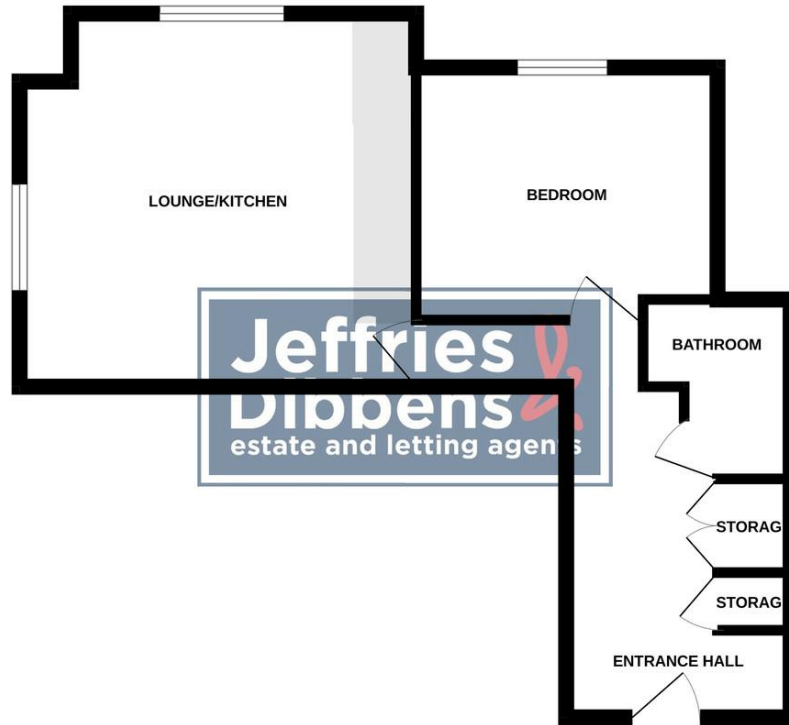
LOUNGE/KITCHEN 17' 4" x 12' (5.28m x 3.66m) Windows to side and front aspects, laminate floor, two radiators, space for seating and dining table, range of wall and base units with work surface over incorporating single drainer sink unit and tiled splash back, integrated fridge/freezer, oven and hob with extractor hood over, space and plumbing for washing machine, wall mounted boiler.

OUTSIDE To the outside of the property is a communal garden, bin store and bike shed.

PARKING Allocated parking for 1 car and further visitor parking spots available.

LEASE DETAILS Approx 116 years remaining on the lease.
Ground Rent £200 pa.
Service Charge is £157 pcm.

GROUND FLOOR



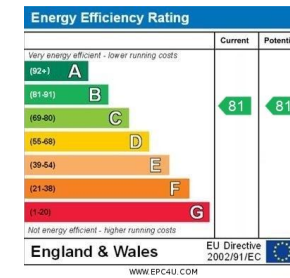
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
Dibbens &**
estate and letting agents

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

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