



£176,400
Downs Close
Purbrook, PO7 8SN

PROPERTY SUMMARY

No forward chain. We are delighted to offer for sale this well presented 2 bedroom top floor apartment situated in Downs Close, Purbrook. The property is conveniently located close to local transport routes and is offered for sale with no forward chain. There are a number of benefits including, 2 bedrooms, bathroom suite, fitted kitchen, lounge/dining room and allocated parking. We believe that this property is an ideal first time or investment purchase. To arrange your viewing contact us as sole agents today.





HALLWAY Radiator, security intercom, storage cupboard, doors to:

BEDROOM 1 11' 0" x 8' 4" (3.35m x 2.54m) Window to front aspect, radiator, opening to walk in wardrobe with wash hand basin.

BEDROOM 2 8' 9" x 5' 9" (2.67m x 1.75m) Window to front aspect, radiator, built in wardrobe.

LOUNGE/DINER 17' 7" x 10' 3" (5.36m x 3.12m) Window to rear aspect, radiator, door to:

KITCHEN 8' 6" x 7' 6" (2.59m x 2.29m) Window to rear aspect, range wall and base units incorporating sink unit, space for cooker, wall mounted boiler, plumbing for washing machine, space for fridge freezer.

BATHROOM Radiator, extractor fan, panelled bath with shower over, hand wash basin and W.C and cupboard.

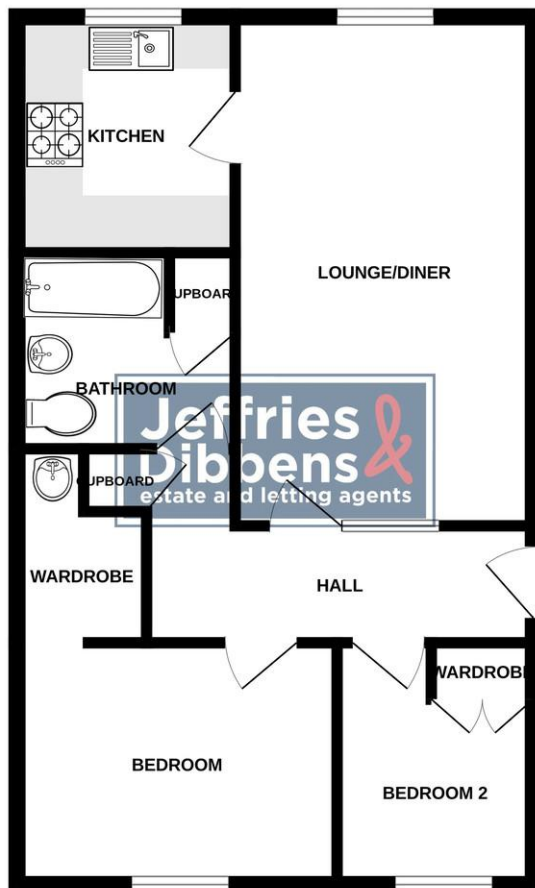
OUTSIDE Communal gardens.

PARKING 1 allocated parking space and visitor parking available.

AGENTS NOTE There are 90 years remaining on the lease and the monthly charge is £106.80 per month to include ground rent, maintenance and insurance.



TOP 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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	

Agents Note: ^{WWW.EPC4U.COM} 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
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