



£220,000
Grainger Street
Berewood, PO7 3AT

PROPERTY SUMMARY

Located on the popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this wonderful 2 bedroom ground floor flat with private garden. This modern built property has a large number of benefits including a modern bathroom suite, 2 bedrooms, lounge and a fully fitted kitchen. Externally there is a private walled garden/courtyard and allocated parking. Coxes Coppice is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us as sole agents today to avoid disappointment.





ENTRANCE HALL Two sets of storage cupboards, radiator.

HALLWAY Two sets of storage cupboards, doors to all rooms.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

BEDROOM 1 11' 3" x 9' 0" (3.43m x 2.74m) Window to front aspect, radiator, storage cupboard.

BEDROOM 2 11' 11" x 8' 6" (3.63m x 2.59m) Radiator, storage, cupboard, patio doors leading to courtyard.

KITCHEN/LOUNGE 21' 11" x 16' 7" (6.68m x 5.05m) Triple aspect windows, patio door to front, range of wall and base units incorporating sink unit, integral oven, how with extractor fan over, integrated fridge freezer, space and plumbing for washing machine, radiator.

OUTSIDE

COURTYARD Decking area, access to communal garden.

COMMUNAL GARDEN

ALLOCATED PARKING

LEASE INFORMATION As of March 2024 the vendor has informed us that the lease details are as follows:-

Landlord/Managing Agent: Trinity Estates

Balance Of Lease: 118 (approx) years remaining

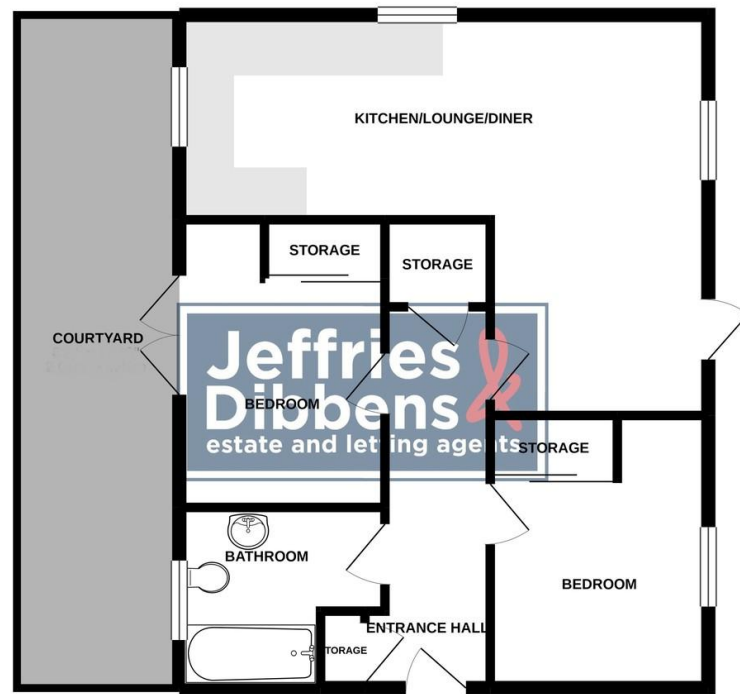
Maintenance Charges: £161.00 (approx) per month

Ground Rent: £50.00 (approx) per annum

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 herein, 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.
Made with Metagex.

LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

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