



**£250,000**

**Chapel Court**

Waterlooville, PO7 6GJ

PYRFORD CLO



## PROPERTY SUMMARY

Built only 2 years ago and benefitting from the remainder of the NHBC warranty we are delighted to offer for sale this beautiful 2 bedroom first floor apartment in Cowplain. This stunning property has a host of benefits and internal viewings are essential to fully appreciate all that is on offer. The property boasts 2 double bedrooms, 2 bathroom suites and a wonderful open plan lounge and modern fitted kitchen with built in appliances. Externally there is allocated and guest parking and a communal garden. The property is presented to a very high standard throughout and early interest is expected. To arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Wooden flooring throughout majority of the apartment, storage cupboard, spot lighting, doors to:

**LOUNGE/KITCHEN** 24' 02" max x 14' 04" max (7.37m x 4.37m) Two windows to side aspect, window to front aspect, sliding doors with Juliette balcony to front, 2 radiators, matching flooring, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, built in oven, hob and extractor, integrated dishwasher fridge freezer and washing machine, concealed wall mounted boiler, centre island breakfast bar with built in power points and USB ports, spot lighting, all fitted blinds to remain.

**BEDROOM 1** 15' 06" max x 8' 11" (4.72m x 2.72m) Window to side aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, shower cubicle, hand wash basin with vanity surround and cupboard under, WC, fully tiled, spot lighting, extractor.

**BEDROOM 2** 12' 11" x 7' 01" (3.94m x 2.16m) Window to side aspect, radiator.

**BATHROOM** 7' 10" x 7' 01" (2.39m x 2.16m) Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, fully tiled, extractor, spot lighting.

#### **OUTSIDE**

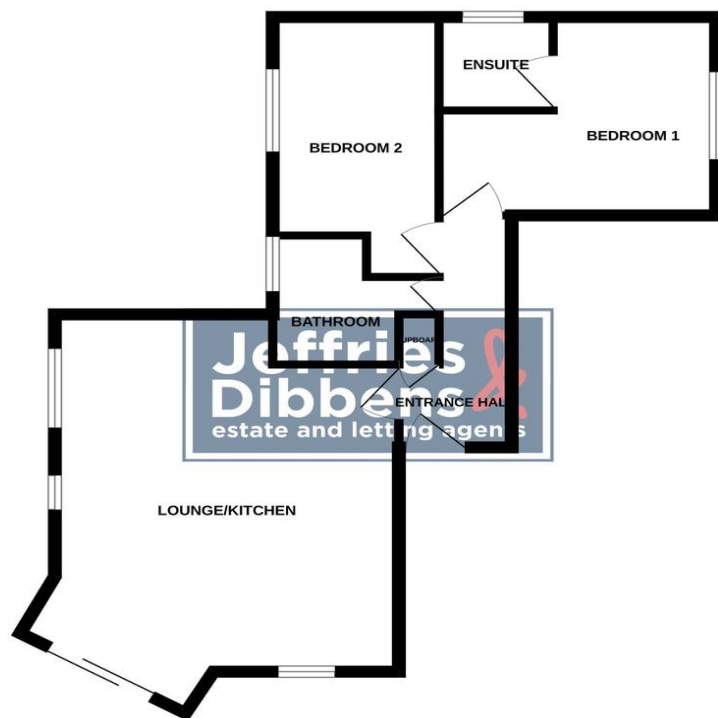
**PARKING** 1 Allocated parking space, guest space.

**COMMUNAL GARDEN** Large lawned area with patio, storage shed.

**LEASE DETAILS** Approx 123 years remaining on the lease.  
Service charge approx £100 per month.



# 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 & Co.**  
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