



**£164,995**

**88-90 Hambledon Road**

Waterlooville, PO7 6DF

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this spacious 1 bedroom first floor apartment in 'The Oaks' on Hambledon Road in Waterlooville. We believe this property to be an ideal first time or investment purchase and internal viewings are very strongly advised. The property is well presented throughout and has a modern fitted kitchen and bathroom suite. The lounge offers a Juliette balcony with pleasant views over the communal gardens. Externally there is allocated parking, bin store and bike shed. The property has a new 999 year lease and no ground rent so in our opinion is an attractive proposition. To arrange your viewing contact us as sole agents today!







**ENTRANCE HALL** Radiator, doors leading to all rooms

**LOUNGE/DINER** 16' 08" x 10' 10" (5.08m x 3.3m)  
Radiator, double sliding doors with Juliet balcony outlook to communal garden, entrance to

**KITCHEN** 10' 10" x 7' 06" (3.3m x 2.29m) Tiled flooring, a range of wall and base units incorporating sink unit with part tiled surround, built in oven with hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, cupboard.

**BEDROOM** 14' 03" x 9' 08" (4.34m x 2.95m) Window to rear aspect, radiator, built in double wardrobe.

**BATHROOM** Radiator, extractor fan, WC, hand wash basin with mixer taps, tiled throughout, bath with shower over.

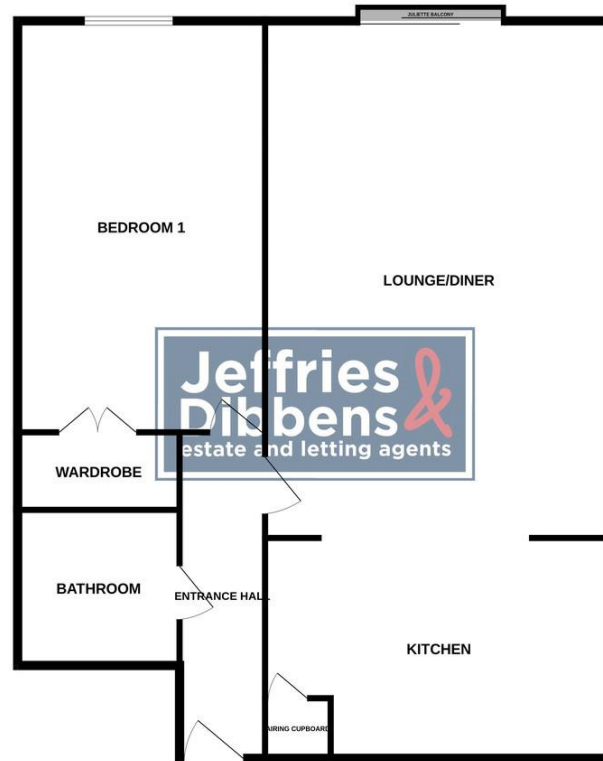
**OUTSIDE** Communal garden, bin store, bike shed.

**PARKING** 1 allocated parking space.

**LEASE DETAILS** 999 year lease  
£100 per month service charge  
0 Ground Rent



FIRST FLOOR



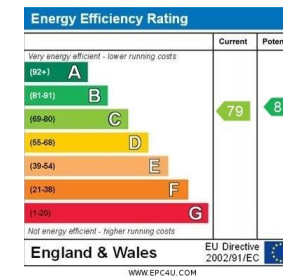
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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