

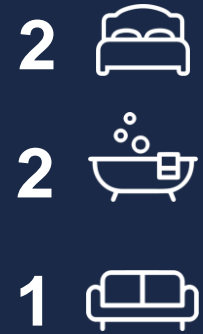


£240,000

Coddington Grove

Waterlooville, PO8 9ZE

PROPERTY SUMMARY We are delighted to offer for sale this well presented and spacious 2 bedroom first floor apartment in Lovedean. Benefitting of the remainder of the NHBC warranty on this superb apartment offered in beautiful condition throughout. There are a host of benefits including a wonderful open plan lounge and kitchen area, allocated parking, 2 double bedrooms, en-suite facilities and modern family bathroom. An added attraction is its own garage. Internal viewings are very highly recommended and can be arranged by contacting Jeffries & Dibbens as sole agents on 02392 231100.





ENTRANCE HALL Window to side aspect, radiator, doors to:

STORAGE CUPBOARDS Two sets of storage cupboards, both have lighting & housing meters.

KITCHEN 12' 09" x 6' 09" (3.89m x 2.06m) Window to side aspect, cupboard housing boiler, gas hob, hood over with oven under, fitted kitchen with range of cupboards units and work surfaces, space for fridge freezer, plumbing for dishwasher and space for washing machine.

LOUNGE 15' 04" x 13' 11" (4.67m x 4.24m) Windows to side and front aspect, 2 radiators.

BEDROOM 1 11' 08" x 9' 04" (3.56m x 2.84m) Window to front aspect, radiator, door to:

ENSUITE 7' 00" x 4' 10" (2.13m x 1.47m) Spot lighting, heated towel rail, part tiled surround, WC, hand wash basin with mixer tap, shower cubicle.

BEDROOM 2 10' 01" x 8' 11" (3.07m x 2.72m) Window to front aspect, radiator, built in wardrobes.

BATHROOM 7' 04" x 6' 04" (2.24m x 1.93m) Window to side aspect, radiator, extractor fan, panelled bath part tiled surround, hand wash basin with mixer tap, WC.

OUTSIDE Front - 1 allocated parking spot.

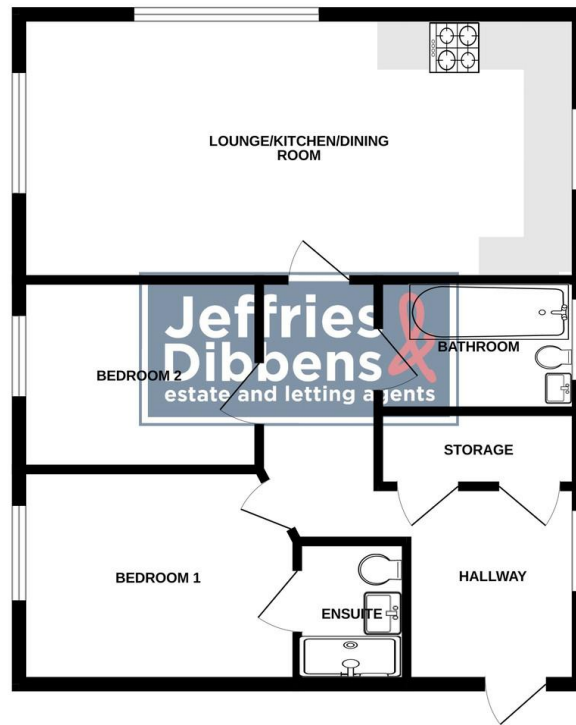
GARAGE Up and over garage door.

LEASE INFORMATION The seller of the property has informed us of the following lease information

Freeholder/Managing Agent – Linden Homes
Balance Of Lease (as of current date) – 999 years
Service/Maintenance Charge – £1177.00 per annum

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



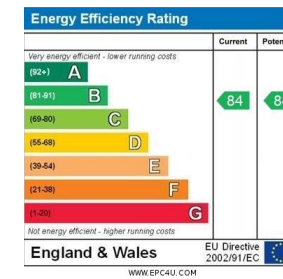
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
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