



£240,000
Chapel Court
Waterlooville, PO7 6GJ

PROPERTY SUMMARY

Built only 3 years ago and benefitting from the remainder of the NHBC warranty we are delighted to offer for sale this beautiful 2 bedroom ground floor apartment in Waterlooville. 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 bedrooms, 2 bathroom suites, a private entrance and a wonderful open plan lounge and modern fitted kitchen with built in appliances. The lounge benefits from double doors opening on to a private patio area and further to the communal garden. The property benefits from 1 allocated parking space and further guest parking. 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 Radiator, engineered Oak flooring, spot lighting, under stair storage cupboard, further storage cupboard with sensor lighting, doors to:

BEDROOM 1 12' 02" max x 11' 08" max (3.71m x 3.56m) Window to front aspect, radiator, built in wardrobes and bedroom furniture, spot lighting, door to:

ENSUITE Window to front aspect, heated towel rail, shower, hand wash basin, WC, fully tiled, extractor.

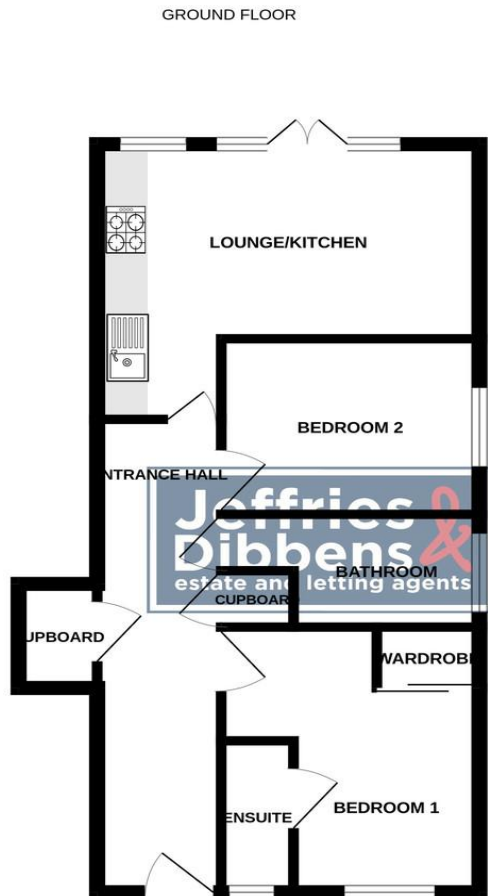
BEDROOM 2 12' 02" x 7' (3.71m x 2.13m) Window to side aspect, radiator, spot lighting.

BATHROOM 12' 01" max x 5' 06" (3.68m x 1.68m) Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, fully tiled, spot lighting, extractor.

LOUNGE/KITCHEN 20' 09" max x 13' 09" max (6.32m x 4.19m) Windows and double doors to rear, radiator, engineered Oak flooring, modern range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, integrated oven, hob, extractor, fridge, freezer, washer dryer, dishwasher and wine cooler, concealed wall mounted boiler, under unit lighting, spot lighting.

OUTSIDE Front - Allocated parking space with landscaped borders, gated side access to rear, own front door to apartment.

REAR Private patio area and overlooking communal gardens, private side access, storage shed.



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	82
(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
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