

**£170,000**

**Apsley Lodge**

Waterlooville, PO7 7WB



## PROPERTY SUMMARY

Located in the heart of Waterlooville and boasting enviable access to Waterlooville town centre, we are delighted to offer for sale this very well presented 2 bedroom first floor retirement apartment at Apsley Lodge. Built only 7 years ago by Churchill Retirement Homes this spacious apartment is offered for sale with no forward chain and internal viewings are strongly recommended. The property boasts 2 double bedrooms, a wonderful fitted bathroom suite, additional WC, large lounge/diner and superb fitted kitchen with built in appliances. The complex offers a residents lounge, guest suite, lodge manager 5 days a week, 24 hour care line system and residents parking (limited). To arrange your viewing contact us as sole agents today.

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**COMMUNAL ENTRANCE** Residents lounge, stairs and lifts to all floors.

**ENTRANCE HALL** Electric wall heater, large walk in airing cupboard, storage cupboard, doors to:

**BEDROOM 1** 13' 11" x 9' 11" (4.24m x 3.02m) Window to side aspect, electric wall heater, built in wardrobes.

**BEDROOM 2** 12' 02" x 9' 03" (3.71m x 2.82m) Window to side aspect, electric wall heater.

**SHOWER ROOM** 7' 08" x 5' 07" (2.34m x 1.7m) Heated towel rail, extractor, shower cubicle, WC and hand wash basin with built in vanity surround and cupboard under, fitted wall mirror with cupboard, fully tiled.

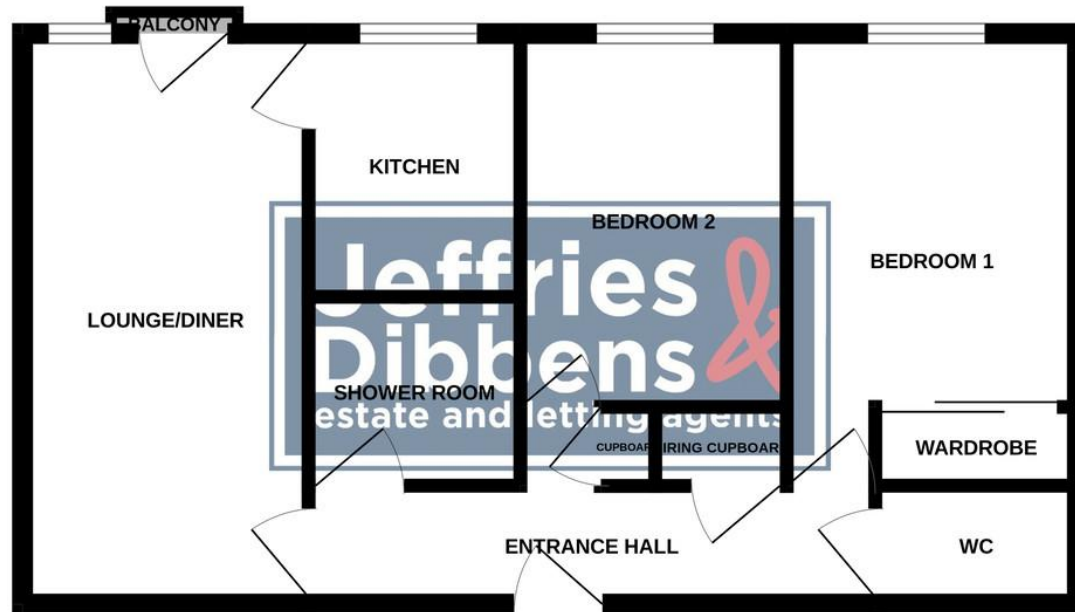
**WC** Heated towel rail, extractor, WC with vanity surround, hand wash basin.

**LOUNGE/DINER** 18' 04" x 10' 03" (5.59m x 3.12m) Door and window to side aspect and Juliette balcony, electric wall heater, electric fire, security intercom system.

**KITCHEN** 9' 09" x 7' 09" (2.97m x 2.36m) Window to side aspect, electric wall heater, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, under unit lighting, integrated fridge, freezer and washer/dryer, part tiled, spot lighting.

**OUTSIDE** Limited residents parking.

## 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

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

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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