

£225,000

The Old Brewery

Horndean, PO8 0QQ

PROPERTY SUMMARY

We are delighted to offer for sale this superb modern 2 bedroom apartment situated in the heart of Horndean village with easy access to the A3 and forming part of the historic Gales Brewery development. This fabulous second floor apartment benefits from large lounge/kitchen, two good sized bedrooms with ensuite to master, family bathroom suite and also comes with secure two allocated parking spots. Additionally there are lifts to all floors and a video entrance phone system. Restaurants, pubs, shops and amenities are right on your doorstep. Offered with no forward chain internal viewings are highly recommended. Contact us to arrange your accompanied viewing.





ENTRANCE HALL Radiator, two storage cupboard, secure intercom system doors to:

BEDROOM 1 11' 11" x 11' (3.63m x 3.35m) Window to side aspect, radiator, door to:

ENSUITE Heated towel radiator, extractor fan, shower cubicle, wash hand basin & W.C with vanity surround, spot lighting, part tiled, LVT flooring.

BEDROOM 2 11' 11" x 8' (3.63m x 2.44m) Window to side aspect, radiator, airing cupboard housing boiler.

BATHROOM 7' 05" x 6' 07" (2.26m x 2.01m) Heated towel rail, extractor, spot lighting, panelled bath with shower, hand wash basin & WC with vanity surround, part tiled, LVT flooring.

LOUNGE/KITCHEN 22' 05" x 13' 04" (6.83m x 4.06m) Windows to side and rear aspects, window and door to rear aspect and Juliette balcony, 2 radiators, spot lighting, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap over, integrated oven, hob and extractor, integrated fridge, freezer, dishwasher and washer dryer, part LVT flooring, under unit lighting.

OUTSIDE Allocated parking for 2 cars.

LEASE INFORMATION As of April 2025 the vendor has informed us that the lease details are as follows:-

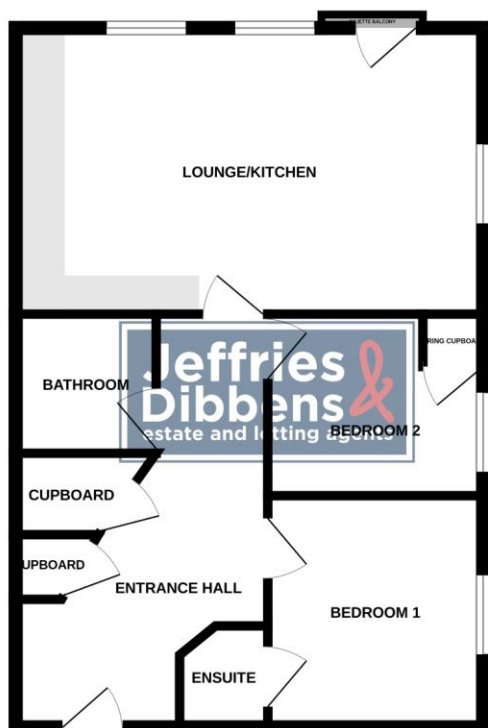
117 years approx. remaining on the lease.

£275 per annum for ground rent

Service/maintenance charge £1237.70 per annum



SECOND 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
East Hampshire District 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

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