

# **PROPERTY SUMMARY**

We are pleased to present to the market this beautifully presented first floor apartment situated in Prunella Place, Waterlooville. The accommodation boasts two double bedrooms one of which benefitting from ensuite facilities, modern fitted kitchen, lounge with access to a balcony and an impressive bathroom. Other benefits include allocated parking for two vehicles, a secure residents bike store, bin store and additional visitor parking. To arrange your viewing call us as sole agents today.

















**ENTRANCE HALL** Radiator, boiler cupboard/store room housing wall mounted Ideal gas fired combination boiler, storage cupboard, doors to:

**BEDROOM 1** 10' 6" x 910' (3.2m x 277.37m) Window to side aspect, radiator, door to:

**ENSUITE** Radiator, shower cubicle, hand wash basin, W.C, extractor fan.

**BEDROOM 2** 11' 0" x 10' 4" (3.35m x 3.15m) Window to side aspect, radiator.

**BATHROOM** Window to side aspect, radiator, panelled bath with shower over, W.C, hand wash basin.

**LOUNGE/DINER** 18' 4" x 18' 0" (5.59m x 5.49m) Double doors to balcony, radiator, window to side aspect, entrance to:

**KITCHEN** 12' 7" x 8' 4" (3.84m x 2.54m) Window to front aspect, range of cupboards, units and work surfaces, range of integrated appliances including oven, hob, extractor. There is also spaces for a fridge freezer, dish washer and washing machine.

**OUTSIDE** Two allocated parking spaces, communal garden area, bin storage, bike shed.

#### LEASE INFORMATION

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

Freeholder/Managing Agent: Trinity Estates

Balance Of Lease: 112 years (approx) remaining

Service/Maintenance Charges: £193.59 (approx) per month

Buildings Insurance Charges: N/A

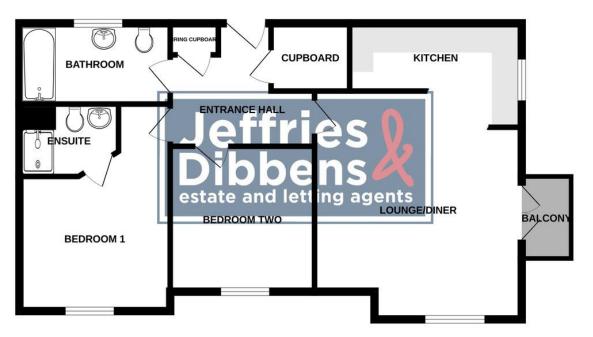
Ground Rent: £263.56 (approx) per annum

Service Charge Review Period: 1st January

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

## FIRST FLOOR



Whilst every altering has been made to ensure the accuracy of the floorplain contained here, measurements of doors, undersor, rooms and say other liters are appointed and one openitively in site of may entry, emission 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 no been tested and no guarantee as to their openability or efficiency can be given.

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#### LOCAL AUTHORITY

Havant Borough Council

### **TENURE**

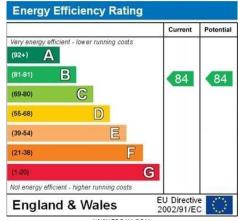
Leasehold

### **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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