

£195,000

Prunella Place

Waterlooville, PO7 7BN

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 9' 10" (3.2m x 2.77m) 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

Ground Rent Review Period: 1st January

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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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