



**£240,000**

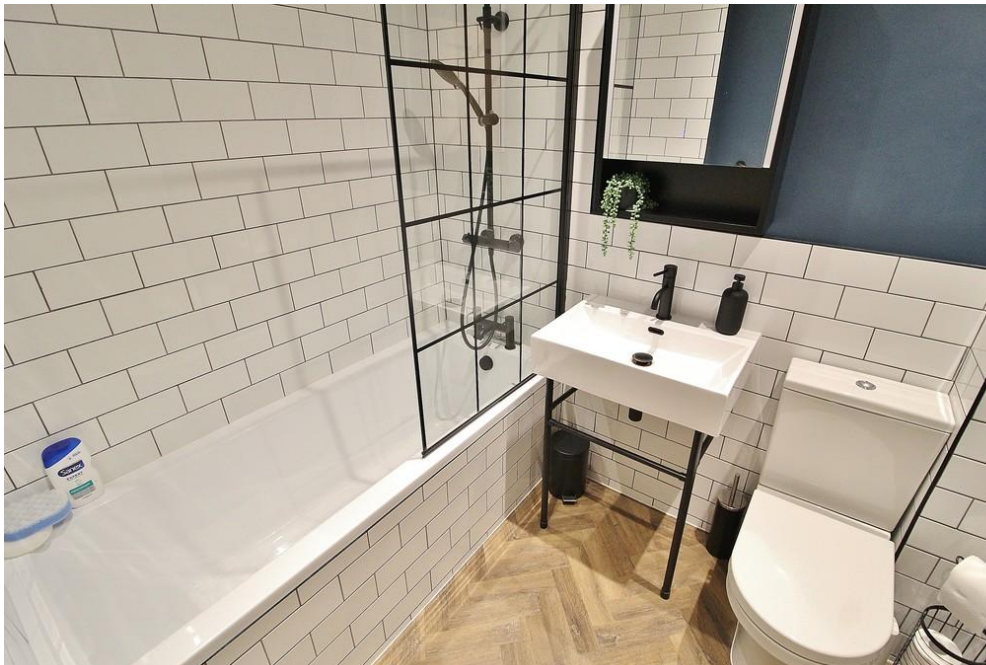
**Beaconsfield Road**

Waterlooville, PO7 7SW

## PROPERTY SUMMARY

Located close to Waterlooville town centre and deceptively spacious we are delighted to offer for sale this fabulous 2 bedroom first floor apartment in Elizabeth House. This spacious property is presented to a very high standard throughout and internal viewings really are a must! The property boasts 2 double bedrooms, 2 bathroom suites, a fully fitted modern kitchen and a large lounge/diner with Juliette balcony. There are lifts to all floors and allocated parking to the rear. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Radiator, airing cupboard, storage cupboard, doors to:

**BATHROOM** Heated towel rail, extractor, panelled bath with shower over, WC, hand wash basin, fully tiled, spot lighting.

**KITCHEN** 9' 2" x 7' 10" (2.79m x 2.39m) Range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, integrated fridge freezer and washing machine, spot lighting, integrated tumble dryer.

**BEDROOM 1** 19' 1" x 8' 6 max" (5.82m x 2.59m) Window to rear aspect, radiator, double fitted wardrobe, door to:

**ENSUITE** Heated towel rail, extractor, shower cubicle, WC, hand wash basin, spot lighting, full tiled.

**BEDROOM 2** 18' 1" x 8' 6 max" (5.51m x 2.59m) Window to rear aspect, radiator.

**LOUNGE/DINER** 22' 4" x 11' 2" (6.81m x 3.4m) Double doors and Juliette balcony to rear, window to side aspect, radiator.

**COMMUNAL AREA** Lift and stairs to all floors.

**OUTSIDE** Allocated parking and guest parking.

### LEASE INFORMATION

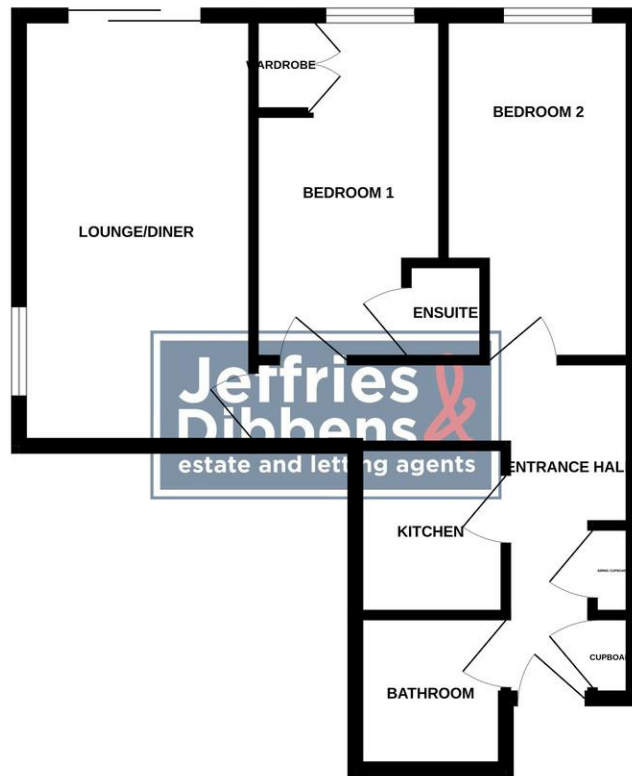
As of February 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Elizabeth House Management Company  
 Waterlooville LTD/Dack Property Management  
 Balance Of Lease: 978 (approx) years remaining  
 Service/Maintenance Charges: £1798.17 per annum  
 Buildings Insurance Charges: Included in service charge  
 Ground Rent: £0  
 Service Charge Review Period: Annually  
 Ground Rent Review Period: N/A

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



# FIRST FLOOR



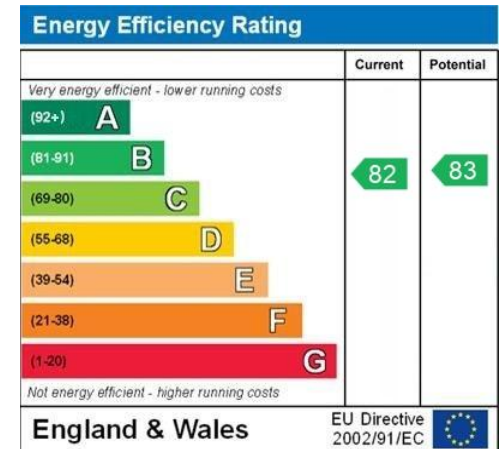
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**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

**Jeffries  
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