

£240,000

Oak Leaf Way

Waterlooville, PO8 0RW

PROPERTY SUMMARY Located in the heart of Horndean village and boasting excellent commuter links and 2 years remaining on the NHBC warranty. We are delighted to offer for sale this very well presented 2 bedroom ground floor apartment in Landward House. Part of the modern Gales Park development built only a few years ago we are sure this attractive apartment will attract immediate interest. The property boasts 2 well proportioned bedrooms, modern fitted bathroom suite, considerable storage, allocated parking, communal gardens and a fabulous modern fitted kitchen with open plan arrangement. We feel this property is an ideal first purchase and strongly recommend internal viewings with us as sole agents!!

2 
1 
1 





COMMUNAL ENTRANCE Intercom security system

ENTRANCE HALL 25' 09" x 3' 08" (7.85m x 1.12m) Window to front aspect, radiator, intercom phone system, dual thermostat door to:

LOUNGE 15' 10" x 11' 5" (4.83m x 3.5m) 2 Windows to front aspect, 2 radiators, entrance to kitchen.

KITCHEN/DINER 8' 09" x 10' 04" (2.67m x 3.15m) Radiator, space for seating and dining table, range of wall and base units with work surface over incorporating single drainer sink unit, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, gas hob with cooker hood, integrated oven, extractor fan.

STORAGE CUPBOARD Housing electrical meters, stop cock for water mains.

BATHROOM 10' 2" x 6' 08" (3.1m x 2.03m) Heated towel rail, fully tiled surround, hand wash basin with mixer tap, heated mirror, panelled bath with shower over, WC, extractor fan.

BEDROOM 1 12' 11" x 11' 11" (3.94m x 3.63m) 2 windows to side aspect, radiator, thermostat.

BEDROOM 2 12' 09" x 9' 10" (3.89m x 3m) Window to side aspect, storage cupboard with boiler, radiator.

OUTSIDE To the outside of the property is a communal garden, bin store and bike shed.

PARKING Allocated parking for 1 car and further visitor parking spots available.

LEASE DETAILS As of February 2025 the vendor has informed us of these details below.

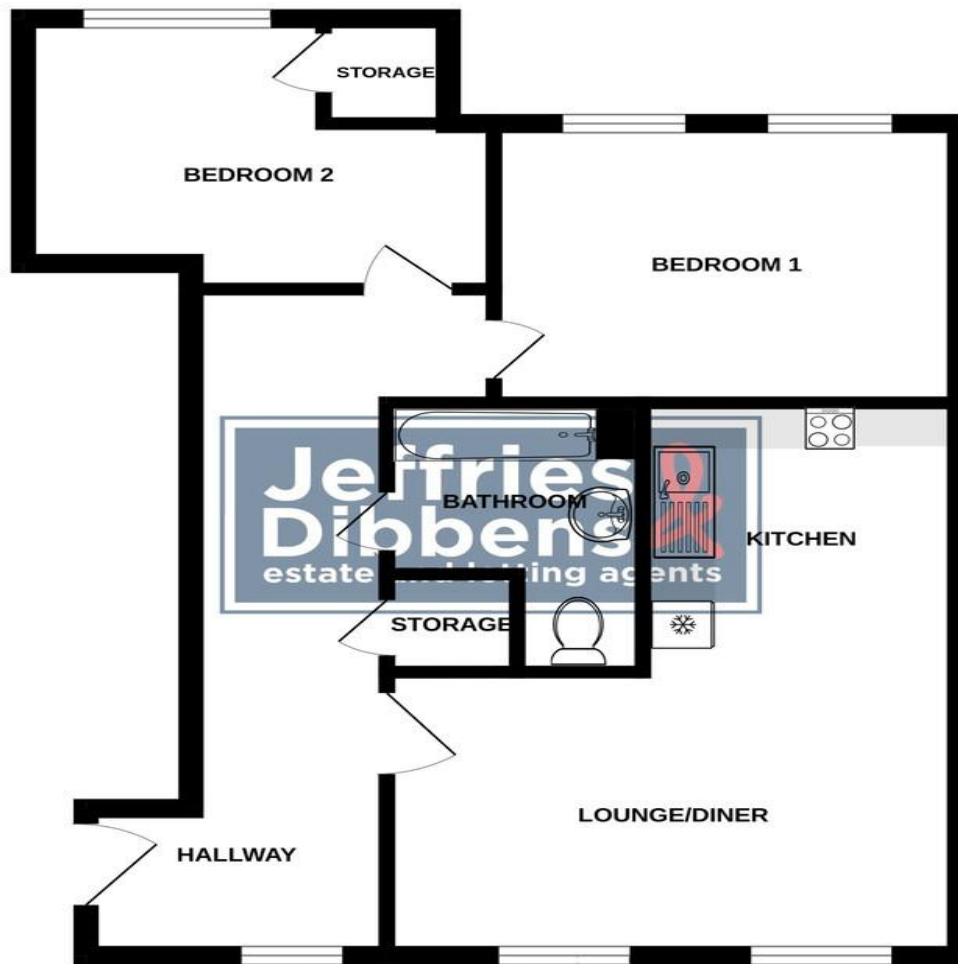
Approx. 116 years remaining on the lease.

Ground Rent £200 pa

Service charge £1869.42 pa = £155pm.



GROUND FLOOR



LOCAL AUTHORITY

East Hampshire District 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	83	83
(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
WWW.EPC4U.COM		

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
Dibbensen**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk