

**£95,000**

**Hugo House**

Berewood, PO7 3DZ



## PROPERTY SUMMARY

With a full price of £190,000, this wonderful one bedroom first floor apartment is offered for sale on a SHARED OWNERSHIP basis. £95,000 represents a 50% share of the property and the residual rent at this level would be £217.71 pcm. There is a service charge of approx £125.25 pcm. The apartment has a well proportioned bedroom, a modern fitted kitchen, modern bathroom suite and allocated parking. To arrange your viewing contact us today!





**ENTRANCE HALL** Radiator, security intercom, walk in storage cupboard, doors to:

**BEDROOM** 12' 1" x 11' 5" (3.68m x 3.48m) Window to front aspect, radiator, built in wardrobes.

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

**LOUNGE/KITCHEN** 22' 9" x 11' 4" (6.93m x 3.45m) Twin windows to side aspect, window to front aspect, 2 radiators, spot lighting, range of fitted cupboards, units and work surfaces, inset 1 1/2 bowl sink unit with mixer tap, integrated oven, hob and extractor, built in washer/dryer, dishwasher and fridge freezer, under unit lighting.

**OUTSIDE** Block paved car park providing 1 allocated space, visitor spaces available, bin store, bike shed.

### LEASE INFORMATION

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

Freeholder/Managing Agent: Grainger  
 Balance Of Lease: 123 (approx) years remaining  
 Service/Maintenance Charges: £121.25 per month  
 Buildings Insurance Charges: Included in service charge  
 Ground Rent: Included in service charge  
 Service Charge Review Period: April to April  
 Ground Rent Review Period: Annually

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**  
Winchester City 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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Jeffries  
Dibbens**  
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

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