



OFFERS IN EXCESS OF

£200,000

Coxes Coppice

Berewood, PO7 3AT

PROPERTY SUMMARY

Located on the popular 'Berewood' development close to Waterloo town centre, we are delighted to offer for sale this wonderful 2 bedroom first floor flat with communal garden. This modern built property has a large number of benefits including a modern bathroom suite, 2 bedrooms, lounge, fully fitted kitchen and a private balcony. Externally there is a communal garden and allocated parking. Coxes Coppice is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us today to avoid disappointment.





ENTRANCE HALL Door from communal hall way, intercom entrance phone, radiator, cloaks cupboard, linen cupboard, doors to:

BEDROOM 11' 3" x 9' (3.43m x 2.74m) Front aspect double glazed window, radiator, his and hers wardrobes.

BEDROOM 11' 11" x 8' 6" (3.63m x 2.59m) Rear aspect double glazed French doors to balcony, radiator.

BATHROOM Rear aspect double glazed window, heated towel rail, W.C, wash hand basin, fitted mirror, shaver point, bath with shower screen mixer tap and shower attachment, tiled splash backs, spot lights, extractor.

LOUNGE 16' 6" x 9' (5.03m x 2.74m) Two front aspect double glazed windows, T.V and telephone point, radiator, open to:

KITCHEN 12' x 8' 6" (3.66m x 2.59m) Side and rear aspect double glazed windows, radiator, spot lights, range of eye and base level units with work surfaces over, integrated dish washer and washing machine, integrated fridge freezer, fitted oven, hob, and extractor hood with splash back, wine rack, cupboard housing boiler.

OUTSIDE The property has allocated and visitors parking to the rear, bin and bike store, with communal gardens.

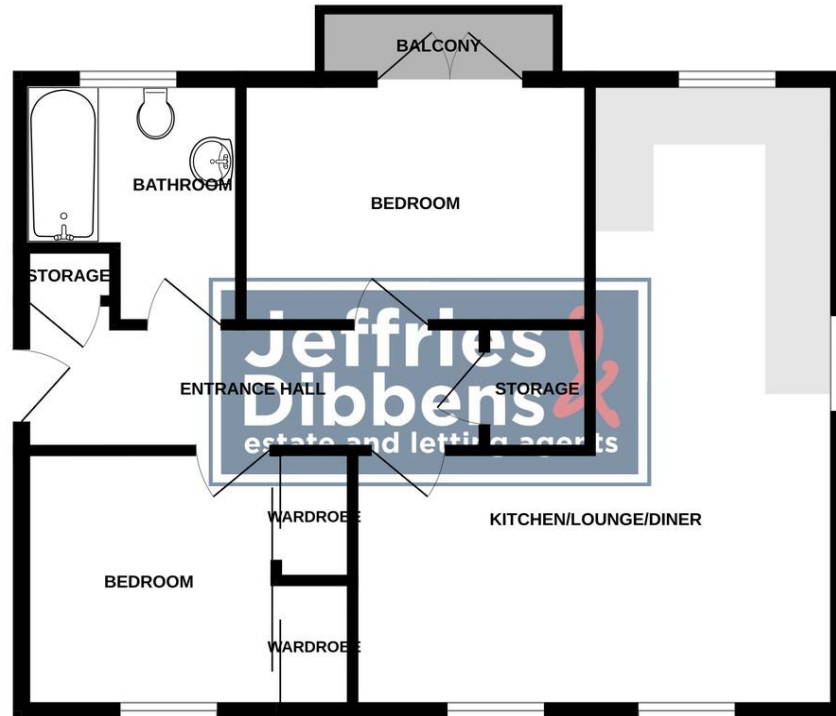
LEASE INFORMATION

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

Freeholder/Managing Agent: Trinity Estates
 Balance Of Lease: 993 (approx) years remaining
 Service/Maintenance Charges: £1960.00 (approx) per annum
 Ground Rent: 250.00 (approx) per annum

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.
Made with Metropix ©2025

LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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