



£230,000

The Old Brewery

Horndean, PO8 0QQ

PROPERTY SUMMARY

We are delighted to offer for sale this Ex-show beautiful 2 bedroom apartment situated in the heart of Horndean village with easy access to the A3 and forming part of the historic gales brewery development. This well presented first floor apartment benefits from lounge/kitchen, two good sized bathrooms with en-suite to the master, family bathroom suite. Externally there is two secure allocated parking spots with video and phone entrance system. There are local amenities restaurants, pubs and shops right on your doorstep. Internal viewings are strongly recommended contact us as sole agents on 02392 231 100.

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ENTRANCE HALL Radiator, 2x storage cupboards, intercom system.

BEDROOM 1 11' 06" x 10' 11" (3.51m x 3.33m) Radiator to side aspect, window to side aspect, mirrored fitted wardrobe, door to:

ENSUITE Tiled to principle areas, heated towel rail, spot lighting, extractor fan, walk in electrical shower cubicle, hand wash basin with mixer taps, WC.

BATHROOM Tiled to principle areas, heated towel rail, spot lighting, extractor fan, bath tub, hand wash basin with mixer tap.

BEDROOM 2 14' 01" x 9' 07" (4.29m x 2.92m) Window to side aspect, radiator to side aspect, storage cupboard housing boiler, mirrored fitted wardrobes.

KITCHEN/LOUNGE 21' 10" x 11' 02" (6.65m x 3.4m) Window & door to side aspect leading to private balcony, 2x radiators, spot lighting, range of high and low fitted base units with work surfaces over, under unit spot lighting, stainless steel 1 & half sink bowl unit with mixer tap & integral draining board, integrated oven, electrical hob with extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

OUTSIDE Underground secured car parking allocated space for 2 cars and a bike store

LEASE DETAILS

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

Freeholder/Managing Agent: First Port

Balance Of Lease: 115 (approx) years remaining

Service/Maintenance Charges: £2000.00 (approx) per annum including £758.52 building insurance

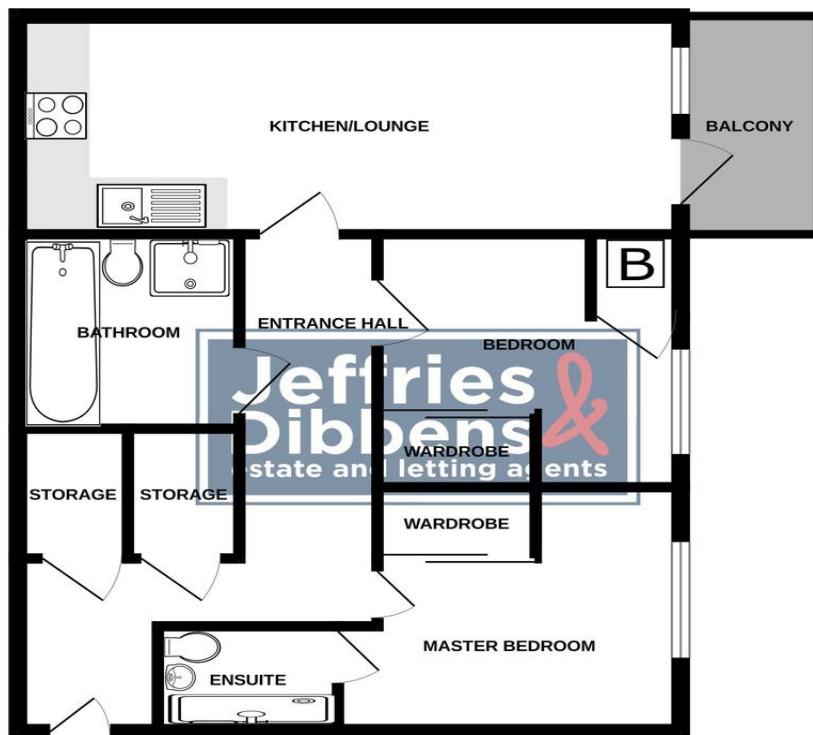
Service Charge Review Period: Annually

Ground Rent: £275.00 (approx) per annum

Ground Rent Review: Annually

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

GROUND 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. 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

East Hampshire District Council

TENURE

Leasehold

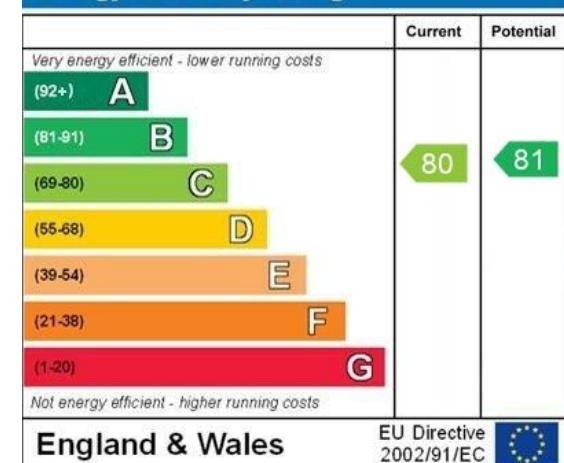
COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Energy Efficiency Rating



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Hampshire, PO7 7HP

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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