

£235,000

Oakley Gardens

Waterlooville, PO7 5AJ

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented, spacious 2 bedroom first floor apartment located in the desired area of Widley. There are a host of benefits including a wonderful spacious lounge/diner, separate kitchen, 2 double bedrooms and a 4 piece bathroom suite. An added attraction is a communal garden area and allocated parking. Internal viewings are very highly recommended and can be arranged by contacting us as sole agents on 02392 231 100.

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ENTRANCE HALL Radiator, intercom, thermostat, access to loft hatch, doors to:

STORAGE CUPBOARD X 2: One housing wall mounted boiler, electrical fuse board with storage, one with water tank and further space for storage.

KITCHEN 9' 02" x 8' 01" (2.79m x 2.46m) Window to front aspect, radiator, extractor fan, part tiled surround, range of wall and base units incorporating stainless steel sink unit with integral draining board & mixer tap, 4 ring gas hob, eye level integrated microwave & oven, space and plumbing for washing machine.

LOUNGE/DINER 17' 00" x 10' 09" (5.18m x 3.28m) Window to front aspect, radiator, built in unit.

BEDROOM 1 11' 05" x 10' 09" (3.48m x 3.28m) Window to rear aspect, radiator, double built in wardrobe.

BEDROOM 2 10' 08" x 9' 01" (3.25m x 2.77m) Window to rear aspect, radiator.

BATHROOM 9' 02" x 6' 05" (2.79m x 1.96m) Velux window to front aspect, radiator, extractor fan, part tiled surround, panelled bath tub with taps, walk in shower cubicle, hand wash basin with mixer tap.

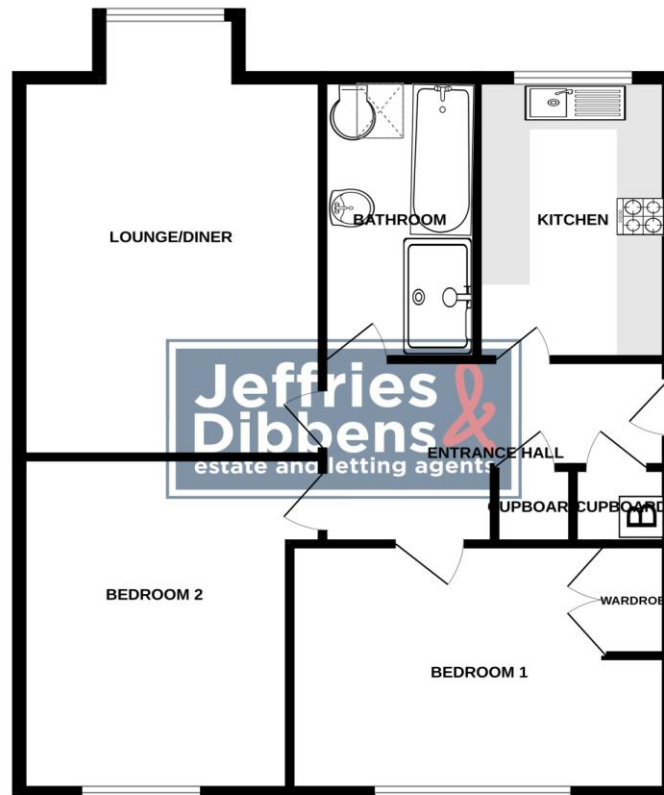
OUTSIDE

FRONT 1 Allocated car parking space, patio leading to:

REAR GARDEN Access to bike shed, access to bin sheds, mostly laid to lawn area with mature plants & flowers.

LEASE DETAILS To follow

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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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