



£67,500

Madocks Way

Waterlooville, PO8 8QE

PROPERTY SUMMARY

The property has a full market value of £135,000 and is offered with a 50% share. We are pleased to welcome to the market this one bedroom Shared Ownership apartment in Madocks Way, Cowplain. Accommodation comprising of a bathroom, 12' bedroom, spacious lounge opening onto a modern fitted kitchen. Other benefits include a private balcony, allocated parking and gas central heating. To arrange your viewing contact us as sole agents today.





COMMUNAL ENTRANCE Secure telecom system, stairs to all floors.

HALLWAY Radiator, storage cupboard, doors to:

BATHROOM Radiator, panel enclosed bath with shower over, wash hand basin and WC.

BEDROOM 12' 8" x 10' 4" (3.86m x 3.15m) Window to front aspect, radiator.

LOUNGE 18' 4" max x 11' 4" max (5.59m x 3.45m) Windows to rear aspect, two radiators, door to balcony, opening to kitchen.

KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m) Window to rear aspect, range of wall and base units, wall mounted boiler, integral oven and gas hob, plumbing for washing machine.

AGENTS NOTES The current monthly charges payable to Homes Group from 1st April 2025 are £414.43 and are broken down as follows:

Rent - £236.49

Management charge - £18.33

Insurance charge - £33.00

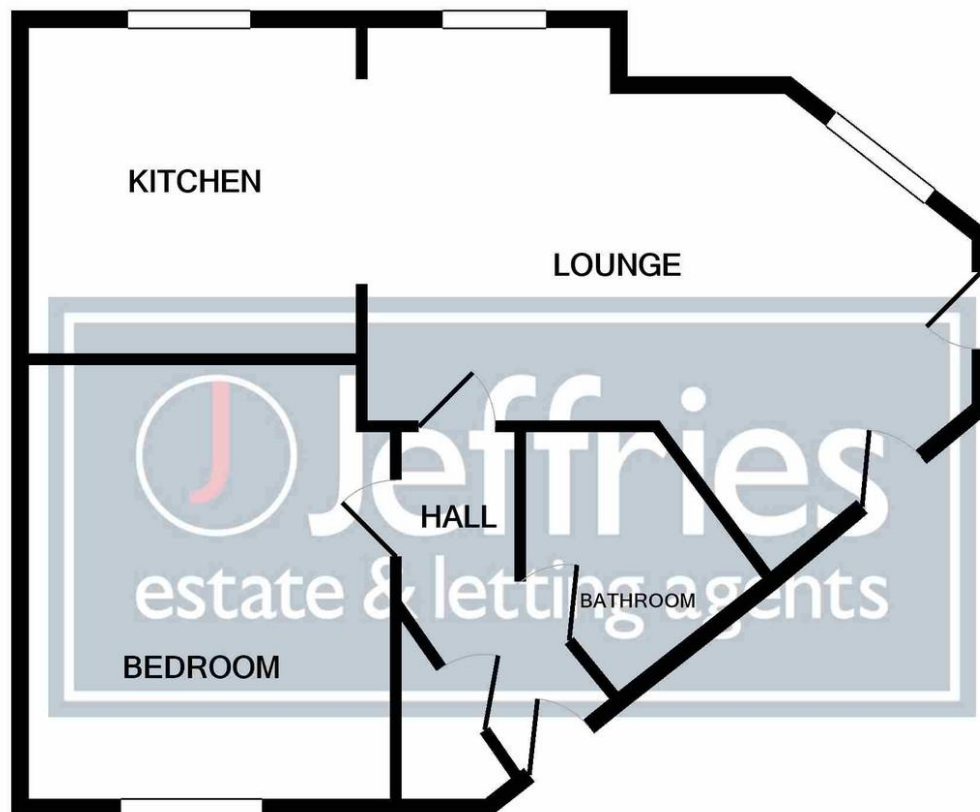
Service charge £80.05

Reserve fund - £46.56

The above charges are reviewed annually on 1st April

Applicants must be approved by Home Group





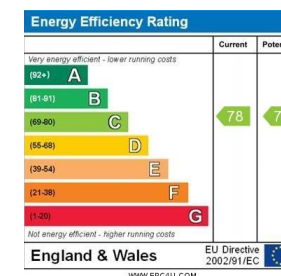
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 A

VIEWINGS
By prior appointment only



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
Dibbensen**
estate and letting agents

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