

PROPERTY SUMMARY

We are delighted to offer for sale this spacious 2 bedroom top floor apartment in 'The Oaks' on Hambledon Road in Waterlooville. We believe this property to be an ideal first time home or an investment purchase and internal viewings are very strongly advised. The property is well presented throughout and has a modern fitted kitchen and bathroom suite. The large lounge has pleasant views over the communal gardens. Externally there is allocated parking & bin store and a bike shed. To arrange your viewing contact us as sole agents today!

















ENTRANCE HALL Spot lighting, radiator, intercom system, storage cupboard, cupboard with space for tumbler dryer, doors to:

STORAGE CUPBOARD Housing water tank & electricals.

KITCHEN 11' 08" x 6' 9" (3.56m x 2.06m) Range of fitted cupboards units & work surfaces, inset sink bowl with drainer and mixer taps, induction hob, oven under, hood over, space for freestanding fridge freezer, tiled flooring, part tiled walls.

LOUNGE/DINER 16' 10" x 11' 8" (5.13m x 3.56m) Window to rear aspect, radiator.

BEDROOM 1 17' 0" x 9' 5" (5.18m x 2.87m) Window to rear aspect, radiator, fitted wardrobe.

BEDROOM 2 14' 5" x 7' 10" (4.39m x 2.39m) Window to rear aspect, radiator.

BATHROOM Tiled wall to floor, hand wash basin with taps, spot lights, radiator, bath tub with shower over, WC.

OUTSIDE Allocated parking, communal gardens, bin & bike sheds.

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

Freeholder/Managing Agent: GD3

Balance Of Lease: 108

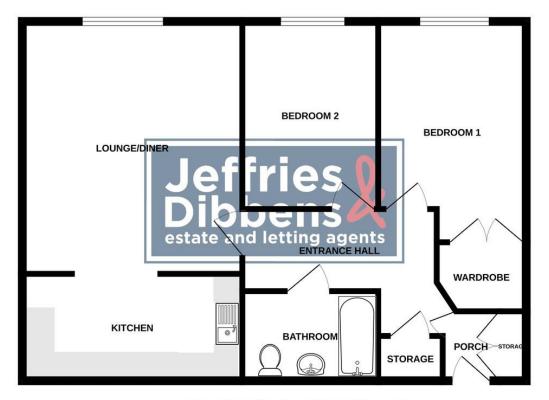
Service/Maintenance Charges: £91.12 pcm

Buildings Insurance Charges: Included in other charges

Ground Rent: £175

Ground Rent Review Period: 25 years

TOP FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, noons and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given by the properties of t

LOCAL AUTHORITY

Havant Borough Council

TENURE

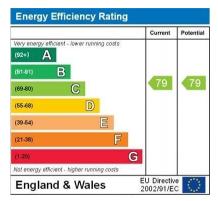
Leasehold

COUNCIL TAX BAND

Band C

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, Terror ist 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.



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