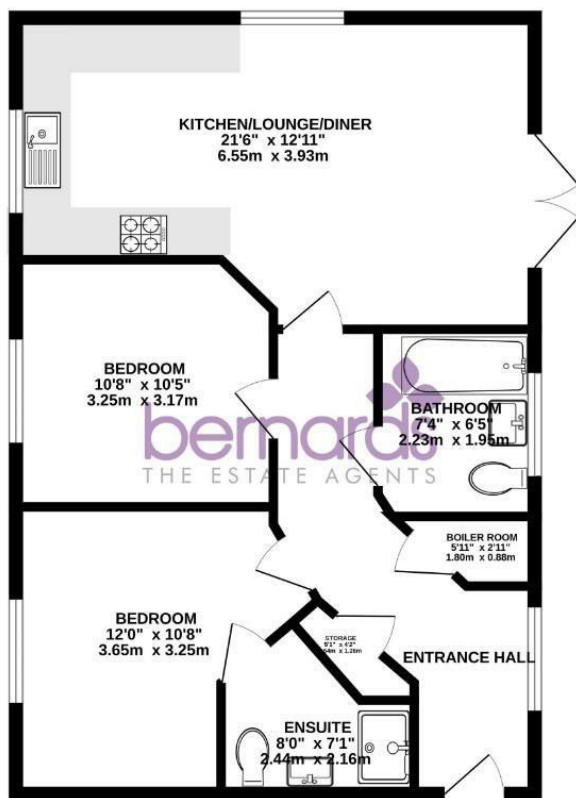


GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq ft (64.1 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £250,000

Malthouse Way, Horndean PO8 0SZ



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ MODERN APARTMENT
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ HILARY SHUTTERS FITTED THROUGHOUT
- ❖ TWO BATHROOMS
- ❖ DOUBLE GLAZING
- ❖ COMMUNAL GARDEN
- ❖ OUTSIDE BIKE STORE
- ❖ GOOD SIZE LOUNGE
- ❖ KITCHEN/DINER

Bernards are delighted to bring this superbly presented purpose built modern apartment which was part of the former Horndean Brewery and is in our opinion the best one in the block to the sales market.

The property comprises; two double bedrooms and two bathrooms, with a generous sitting room which benefits from patio doors leading to the communal gardens, a kitchen / dining room, along with a useful and good sized outside bike store, two allocated parking spaces under carport, and

access to large communal gardens. Situated in a quiet spot, yet close to all the amenities of the village, this property wont be around for long!

Call now to book your viewing today 02392 232888

Call today to arrange a viewing  
02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## COMMUNAL HALL

Stairs to upper ground floor, post box.

## HALLWAY

Smooth ceiling, smooth walls, radiator, window to side aspect, doors to all accommodation, wood flooring.

## LOUNGE/KITCHEN

21.6 x 3.93 (6.40m.1.83m x 0.91m.28.35m)

Smooth ceiling, smooth walls, radiator, wood flooring, window to rear aspect with Hilary shutters fitted, patio doors to side aspect leading to communal garden. Smooth ceiling, smooth walls, window to side aspect with Hilary shutters fitted, a range of eye and base level units, stainless steel sink, electric oven with electric hob and extractor hood over, space for washing machine, dishwasher and fridge freezer, lino flooring.

## BEDROOM ONE

11'11" x 10'7" (3.65 x 3.25)

Smooth ceiling, smooth walls, window to side aspect with Hilary shutters fitted, radiator, carpet flooring, door to

## EN-SUITE

8'0" x 7'1" (2.44 x 2.16)

Smooth ceiling, smooth walls, large fitted mirror, radiator, hand wash basin, WC, fully tiled double shower, vinyl flooring.

## BEDROOM TWO

10'7" x 10'4" (3.25 x 3.17)

Smooth ceiling, smooth walls, window to side aspect with Hilary shutters fitted, ikea fitted wardrobe, radiator, carpet flooring.

## BATHROOM

7'3" x 6'4" (2.23 x 1.95)

Smooth ceiling, partly tiled walls, window to side aspect with Hilary shutters fitted, radiator, WC, hand wash basin, enclosed panel bath with shower attachment over, vinyl floor.

## COUNCIL TAX BAND

The local authority is East Hants County Council. BAND: B

## OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a selected few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

## SCHOOL CATCHMENT

Ages 4-6: Horndean Infant School  
Ages 7-10: Horndean CE Junior School  
Ages 11-16: Horndean Technology College

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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