



£850 PCM
, Waterlooville



FULLY FURNISHED

Bernard's are delighted to offer TO LET this ONE BEDROOM APARTMENT located in the heart of Waterlooville town centre. The apartment is offered FURNISHED and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, MODERN FITTED KITCHEN with Lamona oven, hob with extractor above,

range of fitted cupboard and draw space, Ariston condensing boiler. Wood effect flooring through entrance hall and lounge/diner, Fitted cream carpet to bedroom, secure telephone entry system, fitted bathroom with shower attachment and illuminated mirror with shaver point.

View today to appreciate the standard and sizes the property has to offer.

- ONE BEDROOM APARTMENT
- FITTED CONTEMPORARY STYLE KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SECURITY INTERCOM ENTRANCE
- LIFT TO ALL FLOORS
- FURNISHED
- CLOSE TO TRANSPORT LINKS
- CLOSE TO CITY CENTRE
- AVAILABLE AUGUST

CALL TODAY TO ARRANGE A VIEWING 02392 232 888

PROPERTY DETAILS

ENTRANCE LOBBY

Cupboard housing electric meters and fuse box, radiator, wall mounted security intercom, door to:

ENTRANCE HALLWAY

Smooth ceiling, radiator, security entrance telephone point, thermostat, doors to:

LOUNGE 13'2" X 11'6" LENGTHENING TO 15'5" (4.01 X 3.51 LENGTHENING TO 4.70)

L Shaped lounge with smooth ceiling, double glazed windows to side and rear aspects, radiator, power points, television point, centre piece lighting, storage cupboard housing combination boiler, open plan to:

KITCHEN

Smooth ceiling with inset spot lights, fitted range of wall and base units with roll top work surfaces and cupboard and drawer space below, space for fridge/freezer, plumbing for washing machine, oven, Lamona four ring gas hob and extractor fan over, Ariston gas boiler.

BATHROOM

Bathroom suite comprising of: Low level W/C, wash hand basin, panel enclosed bath with mixer taps and shower attachment over, tiling to principle areas, heated towel rail, illuminated mirror with shaver point, tiled flooring.

BEDROOM ONE 11'4" X 13'0" INTO WARDROBES (3.45 X 3.96 INTO WARDROBES)

Double glazed windows to rear aspect, radiator, power points, television ariel, cream newly fitted carpet, built in wardrobes with sliding mirrored doors.

COMMUNAL ENTRANCE

Communal entrance located at the front of the building, security entrance phones, access to lift to all floors, stairs to all floors, access to water and gas meter cupboard, door to rear entrance.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND A : YEARLY £996.74: MONTHLY £83.06

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(61-91) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



CONTACT BERNARDS TODAY TO
ARRANGE A VIEWING
02392 232 888