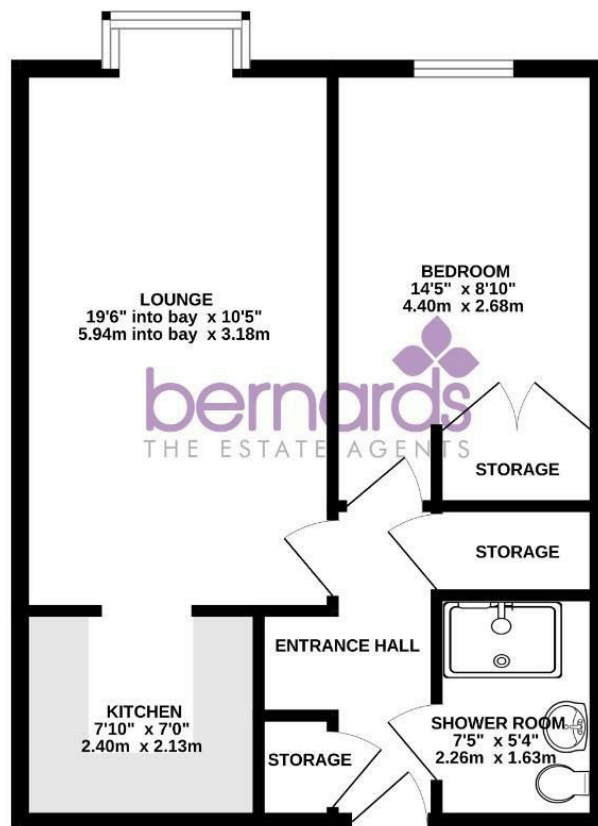
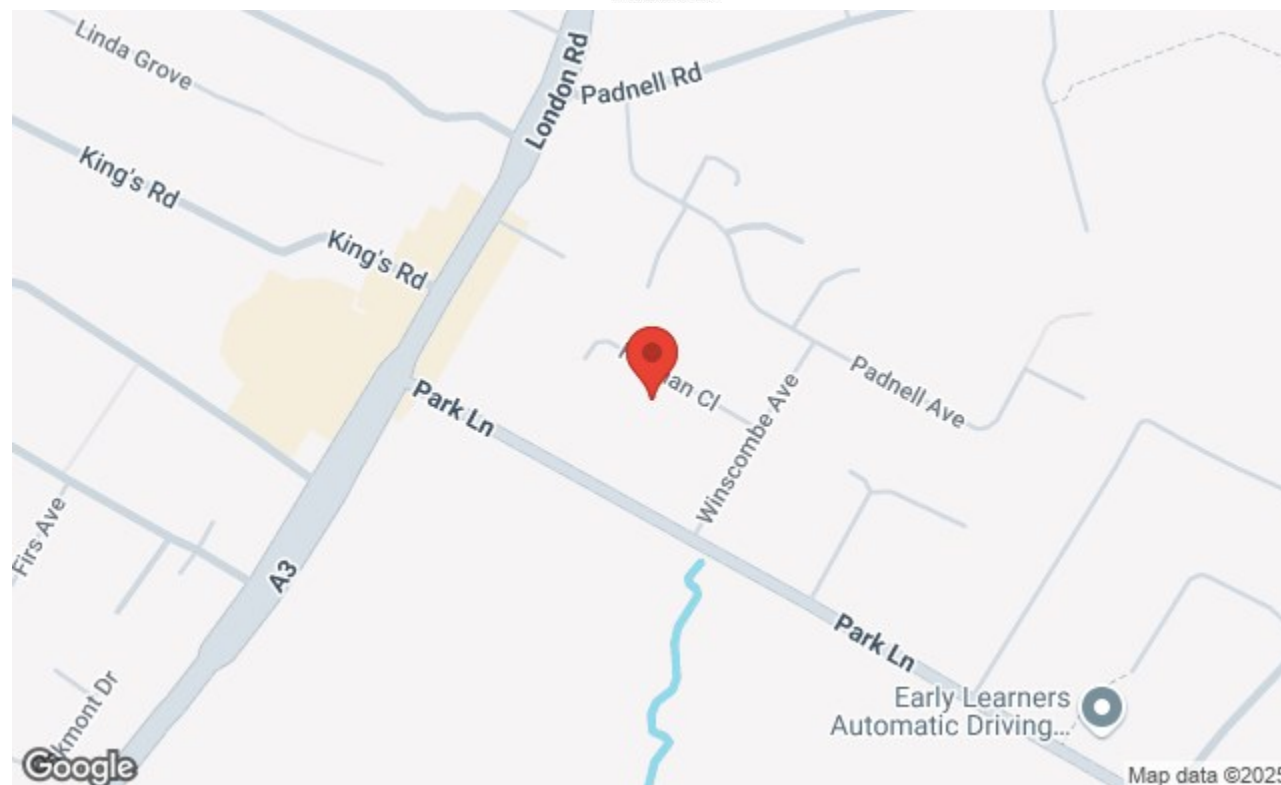


GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.  
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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £100,000

Holman Close, Waterloooville PO8 8HD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GROUND FLOOR
- ❖ RETIREMENT APARTMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ REDECORATED
- ❖ NEW CARPETS
- ❖ MODERN KITCHEN
- ❖ SPACIOUS BATHROOM
- ❖ COMMUAL FACILITIES
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

### \*\*\*GROUND FLOOR RETIREMENT APARTMENT\*\*\*

We are thrilled to welcome the opportunity to purchase a one bedroom ground floor apartment in Dene Court, Cowplain overlooking the communal garden area.

Offered with no forward chain ,the property boasts a bright and airy feel throughout and with newly fitted carpets and a modern decor, it would make a perfect property to spend your retirement, with a

double bedroom , great sized living area with Kitchen, access to a communal lounge area and laundry room.

Dene Court has perfect bus routes to Gunwharf, Southsea and also Petersfield. The property is also walking distance to the Oaks Medical Centre which is also adjoined to the local pharmacy.

The building its self is Warden controlled and has a front desk which is occupied during working hours.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
10'5" x 19'6" into bay (3.18m x 5.94m into bay)

**KITCHEN**  
7'10" x 7' (2.39m x 2.13m)

**BATHROOM**  
7'5" x 5'4" (2.26m x 1.63m)

**BEDROOM**  
14'5" x 8'10" (4.39m x 2.69m)

**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

**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!

**COUNCIL TAX 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.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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		
EU Directive 2002/91/EC		
England & Wales		



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