

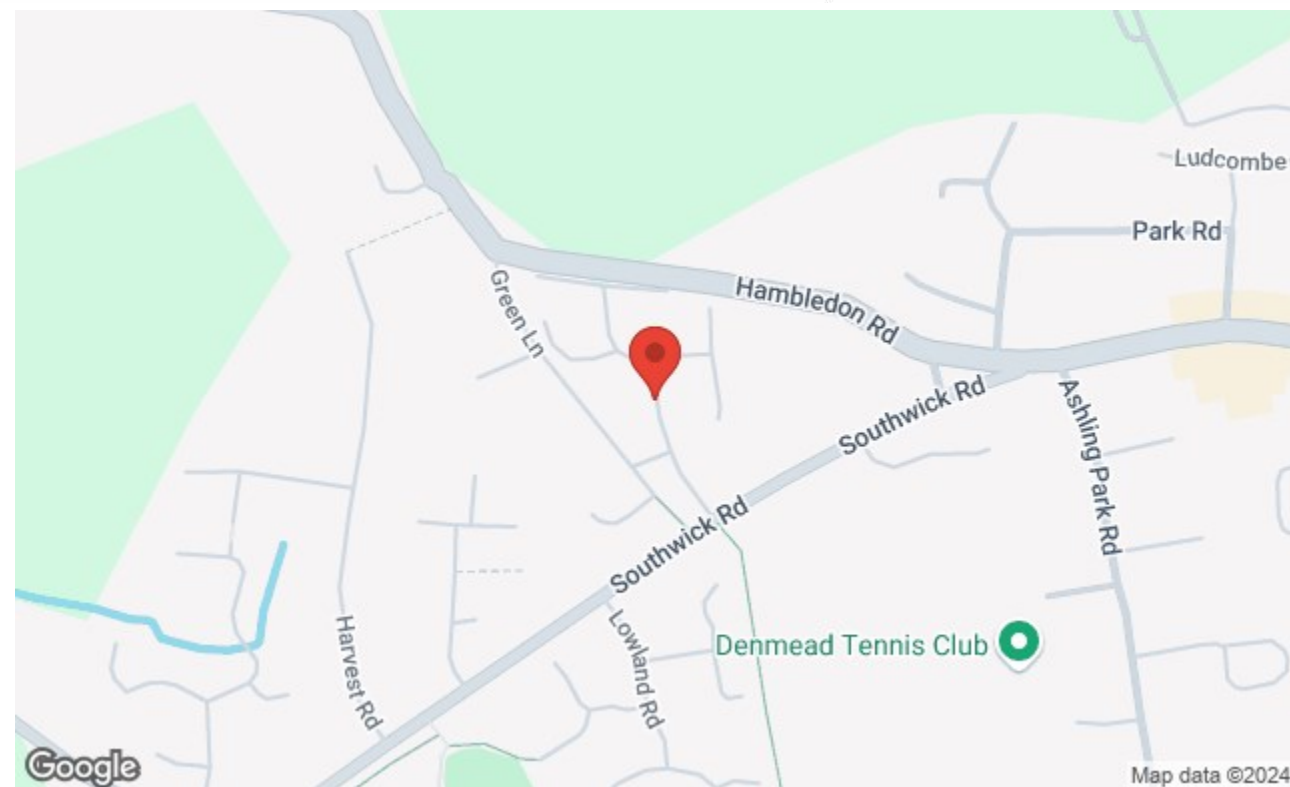
ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 35 SQ.FT.  
(3.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £200,000

Mouliere Court, Denmead PO7 6FW



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ EN SUITE SHOWER ROOM
- ❖ FAMILY BATHROOM
- ❖ DOUBLE GLAZED
- ❖ GAS CENTRAL HEATING
- ❖ MODERN ESTATE
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST VIEW

ALLOCATED PARKING! ENSUITE TO MASTER!

We are delighted to introduce this immaculate two bedroom apartment on a sought after estate.

Complete with parking and a shared bike storage, this modern apartment would make a perfect acquisition for a first time buyers

The property has space in abundance, with a open plan lounge/diner which is neutrally decorated, which has an opening to the kitchen, which is fitted with a range of base and wall units, with space for appliances.

The property has two bedrooms, a double and a good sized single, with the master boasting its own ensuite

Completing the property is the modern fitted bathroom, with a panel bath with shower over and heated towel rail. Combining its location, size and having off road parking, we strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

## OUTSIDE FRONT

Obscure double glazed door to entrance hallway, two allocated parking spaces, communal bike shed, communal bin store.

## ENTRANCE HALL

Cream fitted carpets, radiator, power points, telephone point, fuse box, stairs to first floor.

## LIVING ROOM

17'9" x 11'3" (5.41m x 3.43m)

Two double glazed windows to rear aspects with vertical blinds, two radiators, television and telephone points, wall mounted thermostatic heating controls, cream fitted carpet, white painted ceiling and cream walls, smoke alarm, extractor fan, open plan archway to:

## KITCHEN

11'10" x 6'1" (3.61m x 1.85m)

Double glazed window to rear aspect with fitted roller blind, range of fitted wall and base units with roll edge work surfaces with cupboard and drawer space below, sink and drainer with mixer taps over, oven and hob with chrome extractor fan above, integral washer/dryer, integral fridge/freezer, ceramic tiled flooring, radiator, power points, larder enclosing wall mounted combination boiler.

## BEDROOM

13'6" x 8'1" (4.11m x 2.46m)

Double glazed window to rear aspect, radiator, power points, television and telephone point, plain plastered walls and ceiling, door to:

## ENSUITE

Double glazed window to rear aspect, radiator, power points, low level W/C, pedestal wash hand basin, fitted corner shower cubicle

## BEDROOM TWO

9'4" x 9'3" (2.84m x 2.82m)

Double glazed window to rear aspect, power points, telephone points, air extractor, radiator.

## BATHROOM

7'10" x 5'6" (2.39m x 1.68m)

Obscure double glazed window to front aspect, low level W/C, pedestal wash hand basin, panel enclosed bath, radiator, ceramic tiled flooring, storage cupboard enclosing cold air extractor.

## COUNCIL TAX BAND

The local authority is Havant borough council. BAND : B

## REMOVAL QUOTE

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.

## 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!

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		82	82
(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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