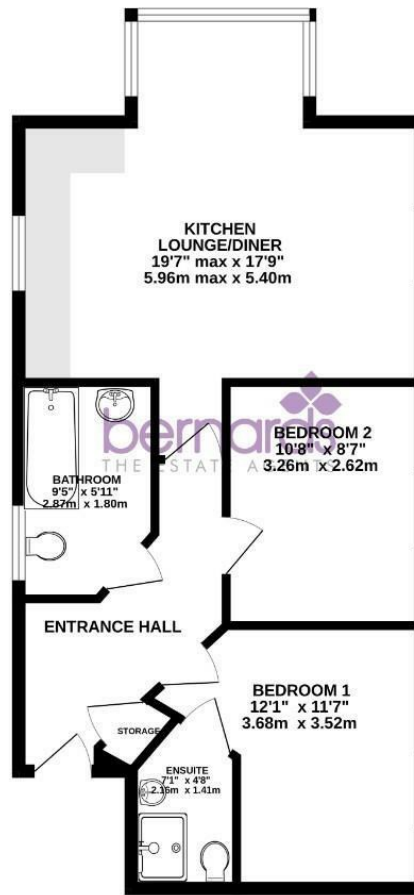
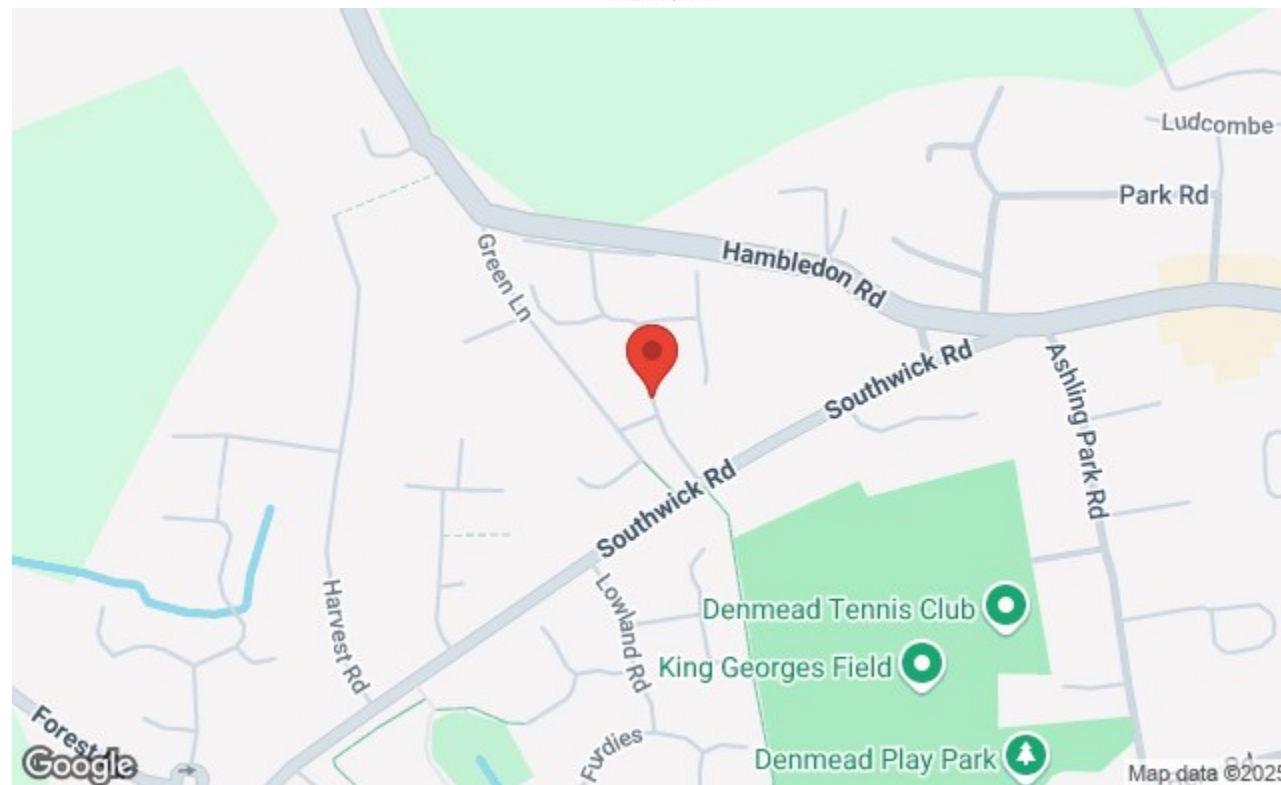


1ST FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 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.  
Made with Metropix (2025)



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



Guide Price £220,000

Varennnes Court, Denmead PO7 6FT

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR FLAT
- ❖ DENMDEAD LOCATION
- ❖ ENSUITE TO MASTER
- ❖ LARGE FAMILY BATHROOM
- ❖ OFF ROAD PARKING
- ❖ OVERLOOKING GREEN
- ❖ CLOSE TO VILLAGE CENTRE
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ A MUST VIEW

Welcome to this attractive first-floor flat located within Varennnes Court on St Georges Road in Denmead. This purpose-built residence offers a delightful living experience, perfect for those seeking comfort and convenience in a serene setting.

As you enter, you will find a sociable kitchen/lounge/diner that is bathed in natural light, thanks to windows on three different aspects. This bright and airy space is ideal for both relaxation and entertaining, making it the heart of the home. The flat features two well-proportioned bedrooms, with the master boasting a modern ensuite. Additionally, the master bathroom is accessed from the entrance hall, ensuring that convenience is at your fingertips.

One of the standout features of this property is its view overlooking a green area, which adds to the charm and tranquillity of the location. The flat is

offered with no forward chain, allowing for a smooth and hassle-free purchase process.

For those with a vehicle, the property includes parking for one car, a valuable asset in this desirable area. Denmead is known for its community spirit and offers a range of local amenities, making it an excellent choice for both families and professionals alike.

In summary, this first-floor flat at Varennnes Court presents a wonderful opportunity to enjoy modern living in a peaceful environment. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely flat your new home.

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





# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINER**  
19'7" x 19'7" (5.97m x 5.97m)

**BEDROOM ONE**  
12'1" x 11'7" (3.68m x 3.53m)

**ENSUITE**  
4'8" x 7'1" (1.42m x 2.16m)

**BEDROOM TWO**  
8'7" x 10'8" (2.62m x 3.25m)

**BATHROOM**  
5'11" x 9'5" (1.80m x 2.87m)

**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.

**COUNCIL TAX BAND B**  
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

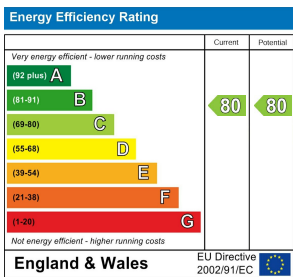
**REMOVAL QUOTES**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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.

**SERVICE CHARGE & GROUND RENT**  
1 Jan 2025 - 31 Dec 2025

Yearly Ground Rent £200.00  
Yearly Service Charge £1408.18

Paid for 2025 by current owner



Call today to arrange a viewing  
02392 232 888  
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