



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



Offers In Excess Of £160,000

Raebarn House, Waterlooville PO7 7FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ MODERN APARTMENT
- ❖ TOP FLOOR
- ❖ ALLOCATED PARKING
- ❖ AMAZING VIEWS
- ❖ OPEN PLAN LIVING AREA
- ❖ LOTS OF NATURAL LIGHT
- ❖ LIFT ACCESS
- ❖ CENTRAL LOCATION
- ❖ NO FORWARD CHAIN

Welcome to Raebarn House, a two-bedroom flat located on Hulbert Road in the heart of Waterlooville. This delightful conversion offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to invest.

As you enter the flat, you are greeted by an inviting open-plan lounge that provides a spacious and airy atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise light and space, creating a warm and welcoming environment. The flat features two well-proportioned bedrooms, providing ample room for rest and personal space.

The property also boasts a well-appointed bathroom, ensuring comfort and privacy for all residents. Additionally, the convenience of off-road parking for one vehicle is a significant

advantage in this central location, where amenities and transport links are readily accessible.

Situated close to various bus routes, this flat offers excellent connectivity to surrounding areas, making it easy to explore all that Waterlooville has to offer. With shops, parks, and local services just a stone's throw away, you will find everything you need within easy reach.

In summary, Raebarn House presents a wonderful opportunity to own a modern flat in a prime location. With its appealing features and convenient access to local amenities, this property is sure to attract interest. 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**  
21'11" x 15'9" (6.68m x 4.80m)

**BEDROOM ONE**  
12'10" x 15'9" (3.91m' x 4.80m)

**BEDROOM TWO**  
11'3" x 8'1" (3.43m x 2.46m)

**BATHROOM**  
5'7" x 7'8" (1.70m x 2.34m)

**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**

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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.

**COUNCIL TAX BAND A**



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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