







Offers In Excess Of £220,000

Coddington Grove, Waterlooville PO8 9ZE





HIGHLIGHTS

- TWO BEDROOM
- **APARTMENT**
- KITCHEN/LOUNGE/DINER
- BATHROOM
- **ENSUITE**
- FIRST FLOOR
- GARAGE AND PARKING
- NO CHAIN
- CLOSE TO AMENITIES
- A MUST VIEW

Situated in Cowplain, this delightful twobedroom first-floor apartment presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property is in great condition, ensuring a smooth transition for its new occupants.

Upon entering, you will find a spacious living area that invites natural light, creating a warm and welcoming atmosphere. The master bedroom boasts an ensuite bathroom, providing added privacy and convenience. The second bedroom is well-proportioned, making it ideal for guests, a home office, or a child's room.

The apartment also features a second bathroom, which is particularly beneficial for families or those who enjoy hosting visitors. One of the standout features of this property is the inclusion of parking and a garage, offering secure storage and ease of access for your vehicle.

With no chain involved, this property is ready for immediate occupancy, allowing you to settle in without delay. Whether you are looking to invest or find a new home, this apartment is a splendid choice that combines comfort, convenience, and modern living. Do not miss the chance to make this lovely flat your own.

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





PROPERTY INFORMATION

COUNCIL TAX BAND The local authority is BAND: C

MORTGAGE SERVICE

here at Bernards. If you would like to review your current Agreement In Principle or are yet to BEDROOM TWO source a lender then we can $10^{\circ}2^{\circ} \times 8^{\circ}11^{\circ} (3.11 \times 2.74)$ certainly help.

OFFER CHECK

If you are considering making an offer for this or EN SUITE any other property Bernards $5'0" \times 7'1" (1.53 \times 2.18)$ Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

like to offer our clients the information provided is complete service. In doing what we have been so we have taken the time provided with from the to source a reputable sellers. Your solicitor will removal company to ensure check all of the above that your worldly during the conveyancing belongings are moved process. safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and

timely manner.

Havant borough council. Please ask a member of staff for further details!

KITCHEN/LOUNGE/DINER We offer financial services $20'8" \times 15'4" (6.32 \times 4.69)$

> **BEDROOM ONE** 12'9" x 9'5" (3.89 x 2.88)

BATHROOM 6'5" x 7'5" (1.96 x 2.27)

LEASE INFORMATION Lease Length:

Ground Rent: £ Peppercorn Service Charge: £1100 (Fixed)

Please note Bernard's Estate agents have not checked or Also here at Bernards we verified the leases, the

























