



£120,000

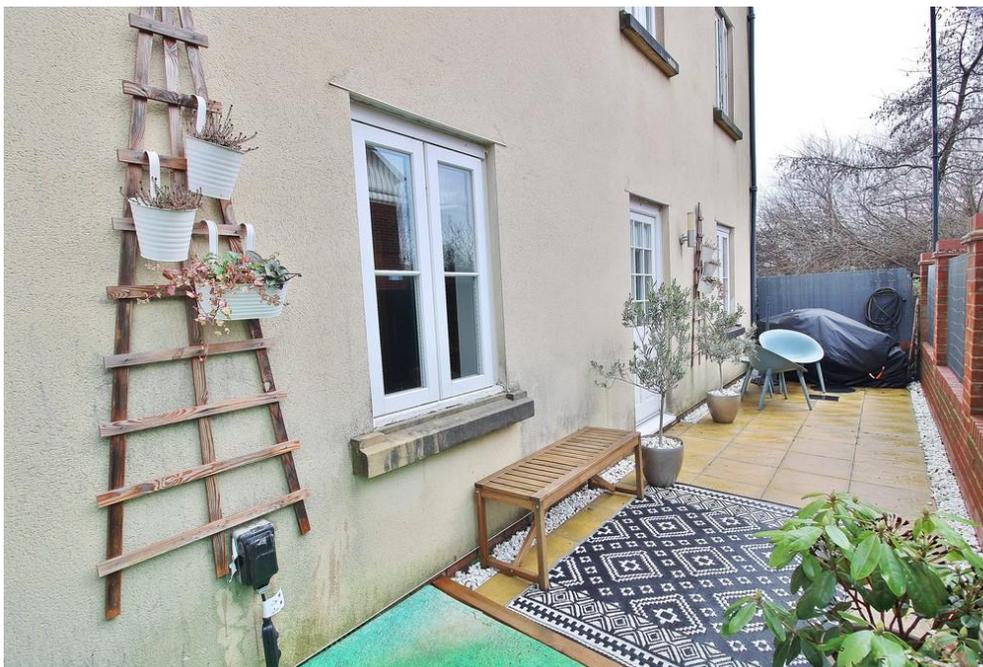
1 Little Plant House

Berewood, PO7 3AL

PROPERTY SUMMARY

With a full price of £240,000, this wonderful two bedroom ground floor apartment with its own garden is offered for sale on a SHARED OWNERSHIP basis. £120,000 represents a 50% share of the property and the residual rent at this level would be £275 pcm. The monthly service charge is £171.95pcm and ground rent is £75 pa. The apartment has 2 well proportioned bedrooms, a modern fitted kitchen, modern bathroom suite, lounge, allocated parking and own private garden. To arrange your viewing contact us today as sole agent.





ENTRANCE HALL Radiator, storage cupboard, doors to:

BEDROOM 1 11' 1" x 10' 0" (3.38m x 3.05m) Window to side aspect, radiator.

BEDROOM 2 11' 7" x 8' 1" (3.53m x 2.46m) Window to side aspect, radiator.

BATHROOM Window to side aspect, radiator, panelled bath with shower over, hand wash basin, W.C.

LOUNGE 16' 9" x 9' 11" (5.11m x 3.02m) Window to side aspect, doors to front and side aspects, radiator, open plan to:

KITCHEN 11' 9" x 9' 1" (3.58m x 2.77m) Window to side aspect, door to front aspect, radiator, range of cupboards, units and work surfaces, integrated oven, hob and extractor, built in dishwasher and washing machine, integrated fridge freezer, wall mounted boiler.

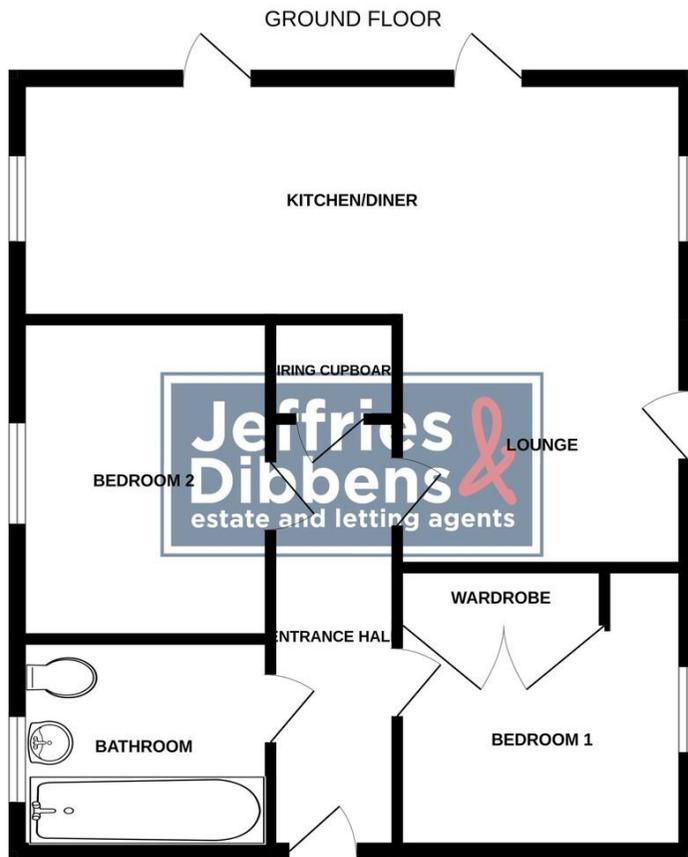
OUTSIDE

FRONT Communal bin and bike sheds.

GARDEN Courtyard style garden.

PARKING One allocated parking spot and other visitor spots available.

LEASE & SERVICE CHARGES 112 year lease, £75pa Ground Rent, Service Charge Approx £171.95



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 Metroplan ©2025

LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk