



**Guide Price of £250,000- £265,000**

**36 Pyrford Close**

Waterlooville, PO7 6GJ

## PROPERTY SUMMARY

Built only 5 years ago and benefitting from the remainder of the NHBC warranty we are delighted to offer for sale this beautiful 2 bedroom first floor apartment in Cowplain. This stunning property has a host of benefits and internal viewings are essential to fully appreciate all that is on offer. The property boasts 2 double bedrooms, 2 bathroom suites and a wonderful open plan lounge and modern fitted kitchen with built in appliances. Externally there is allocated and guest parking and a communal garden. The property is presented to a very high standard throughout and early interest is expected. To arrange your viewing contact Jeffries & Dibbens on 02392 231 100.

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**ENTRANCE HALL** 9' 11" x 3' 7" (3.02m x 1.09m) Intercom system, thermostat, spot lighting, solid oak flooring, door to:

**STORAGE CUPBOARD** Housing electrical meters, storage area.

**BATHROOM** 11' 2" x 5' 3" (3.4m x 1.6m) Window to front aspect, tiled floor to ceiling, extractor fan, heated towel rail, spot lighting, hand wash basin with mixer tap and cupboard under, panelled bath tub with double shower hoses & taps, WC.

**MASTER BEDROOM** 16' 7" x 11' 7" (5.05m x 3.53m) Window to rear aspect, radiator, panelling, spot lighting, door to:

**ENSUITE** Heated towel rail, extractor fan, tiled floor to ceiling, curved shower cubicle with double shower hose, hand wash basin with mixer tap with cupboard under, WC.

**BEDROOM TWO** 11' 2" x 8' 7" (3.4m x 2.62m) Window to front aspect, radiator, spot lighting, wooded beading, door to wardrobe.

**KITCHEN/DINER/LOUNGE** Windows to rear & front aspect, spot lighting, solid oak flooring, wooded beading, modern fitted kitchen with range of wall & base units with work surfaces over incorporating breakfast bar, composite 1 1/2 sink bowls with integral drainer, combi boiler with cupboard under, under counter lighting, integrated washer/dryer, integrated dishwasher, integrated wine cooler, induction hob with hood above, oven under, extractor fan.

#### OUTSIDE

**PARKING** 1 Allocated parking space, guest parking.

**COMMUNAL GARDENS** Large lawned area, storage shed & communal bin sheds.

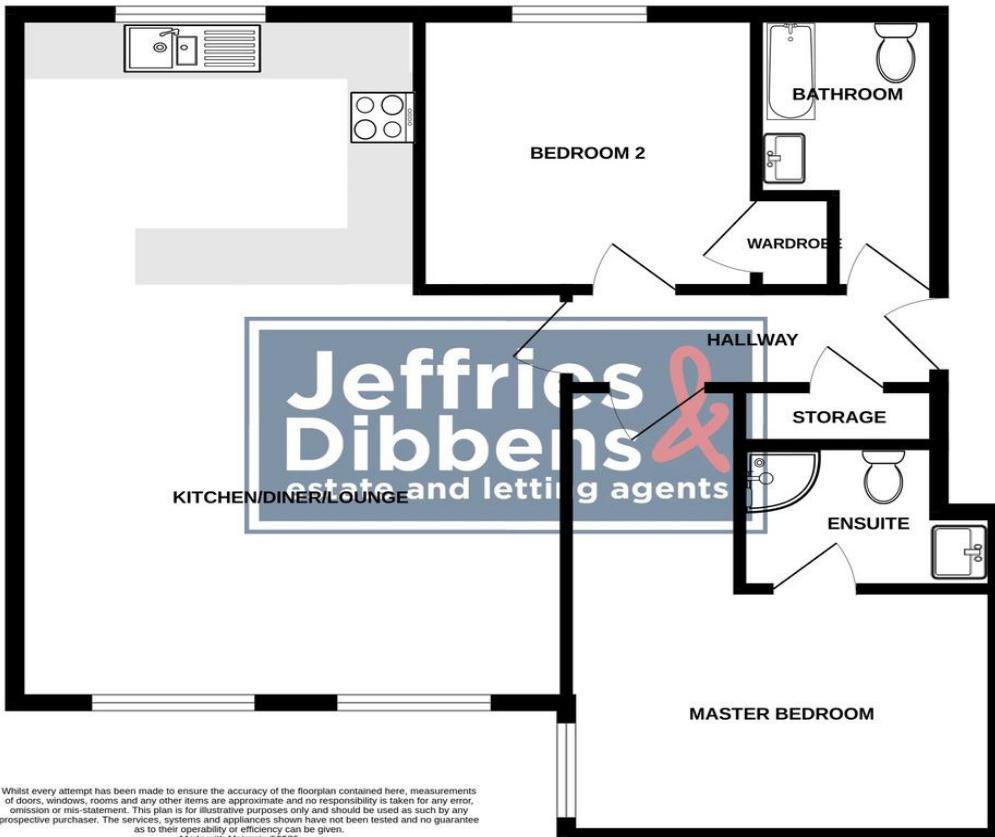
**LEASE DETAILS** These details have been given to the agent from the current vendor and will need to be checked at the point of sale.

Approx 121 years left on the lease

Service charge £1000 PA

Ground Rent £200 PA





**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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.



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