



£87,750

Plant Farm Crescent

Berewood, PO7 3DB

PROPERTY SUMMARY

Offered with no forward chain and a full price of £195,000, this wonderful one bedroom ground floor apartment is offered for sale on a SHARED OWNERSHIP basis. £87,750 represents a 45% share of the property and the residual rent at this level would be £245.79 pcm. The monthly service charge is £127.51 and ground rent is £150 pa. The apartment has a well proportioned bedroom, a modern fitted kitchen, modern bathroom suite and allocated parking. To arrange your viewing contact us today!





ENTRANCE HALL Radiator, walk in utility cupboard housing boiler and washing machine, access to loft, doors to:

BEDROOM 11' 9" Max x 11' 6" Max (3.58m x 3.51m)
Twin windows to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C, tiled flooring.

LOUNGE 14' 1" Max x 13' 5" Max (4.29m x 4.09m)
Window to side and front aspects, 2 radiators, entrance to:

KITCHEN 8' 5" x 6' 3" (2.57m x 1.91m) Window to rear aspect, range of fitted cupboards, units and work surfaces, integrated dishwasher, fridge, freezer, oven, hob and extractor, sink unit, tiled flooring.

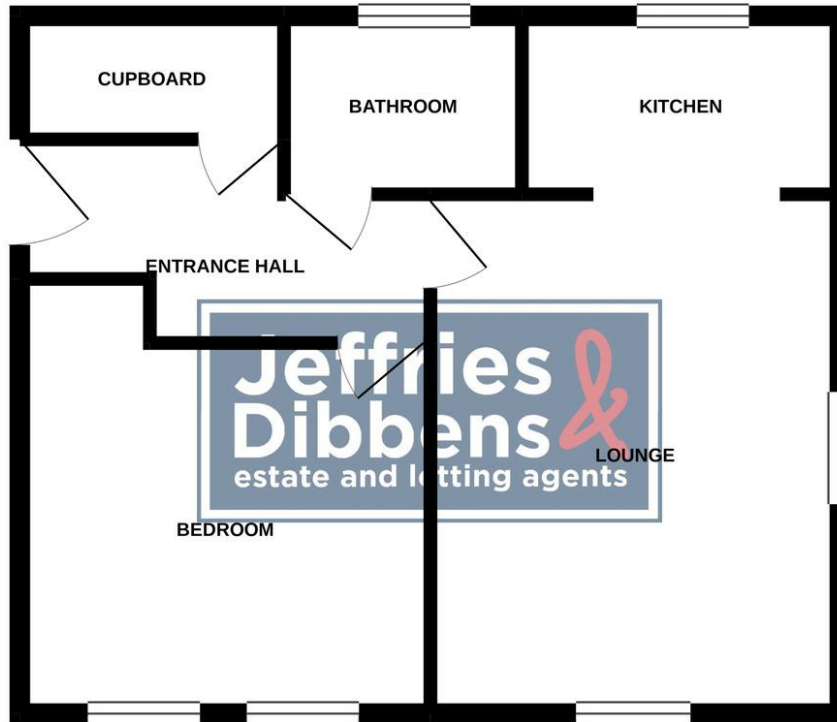
OUTSIDE

PARKING & COMMUNAL AREAS 1 Allocated parking space, bin shed, bike store.

LEASE DETAILS The lease has 120 years remaining, ground rent is £150 per year. Service charge approx. £127.51.



GROUND FLOOR



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.
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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	82	82
(69-80) C		
(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	

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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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