



**£78,000**

**Great Plant House, Woods Square**

Berewood, PO7 3AL



## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented one bedroom first floor apartment on a SHARED OWNERSHIP basis. This is for a 40% share in a property with a full value of £195,000. The apartment has a fully fitted kitchen with an open plan living area, modern bathroom suite, balcony and allocated parking. Externally there is an allocated parking space and visitor parking, bike store, bin shed and communal garden area. Based on a 40% share the monthly rent payable is £268.12 pcm, other charges apply.





**COMMUNAL ENTRANCE** Secure telecom system, stairs to all floors.

**ENTRANCE HALL** Radiator, storage cupboard housing domestic meters, doors to:

**BEDROOM** 12' 11" x 9' 0" (3.94m x 2.74m) Window to rear aspect, radiator, built in wardrobe.

**BATHROOM** Radiator, panel enclosed bath with mixer tap and shower attachment over, wash hand basin and WC.

**LOUNGE/KITCHEN** 20' 8" Max x 14' 4" (6.3m x 4.37m) **LOUNGE AREA:** Windows to side and rear aspects, double doors to balcony, radiator open to:

**KITCHEN AREA** Range of wall and base units, sink and drainer unit, wall mounted boiler, integrated oven, hob and extractor, dishwasher, washing machine and fridge/freezer, spot lighting.

## **OUTSIDE**

### **BALCONY**

Communal Gardens, bike shed and bin store.

**PARKING** Allocated parking for 1 car plus visitor spaces available.

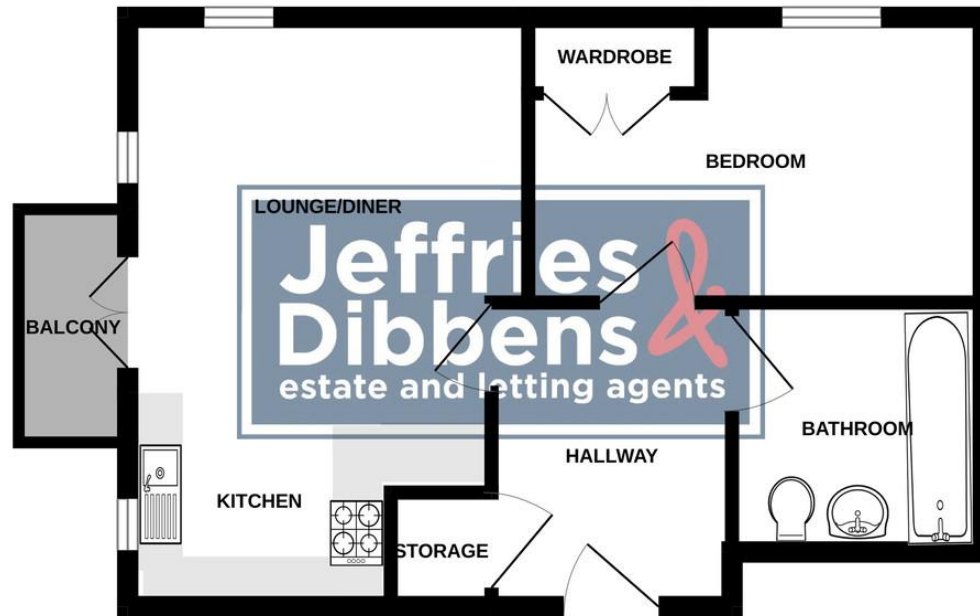
**LEASE & SERVICE CHARGES** Approx 113 years remaining on lease.

Ground Rent £75 pa

Service Charge £122.47 per month



## FIRST FLOOR



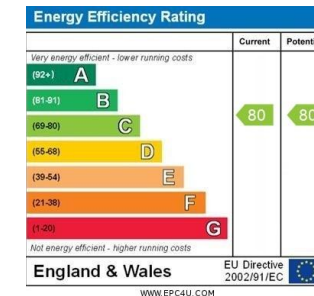
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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  
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