

Merryfield Court

109

**£217,500**

**London Road**

Cowplain, PO8 8XJ

## PROPERTY SUMMARY

We are delighted to offer for sale this superb 2 bedroom ground floor apartment located in Cowplain with own private door to the flat. The property has been modernised throughout by the current owners and boasts 2 double bedrooms, lounge newly fitted kitchen and bathroom. The property also benefits from allocated parking with internal viewings are very strongly advised, to arrange your viewing contact us as sole agents today.





**PORCH** Door to:

**ENTRANCE HALL** Two storage cupboards, doors to all rooms, door to:

**KITCHEN** 11' 6 max" x 7' 4 Max" (3.51m x 2.24m) Window to side aspect, a range of wall and base units, incorporating sink with drainer unit, built in oven with hob over, space and plumbing for washing machine and dish washer, space for fridge/freezer.

**LOUNGE/DINER** 13' 8" x 15' 9" (4.17m x 4.8m) Window to side aspect, radiator.

**BEDROOM 1** 12' 2" x 11' 8" (3.71m x 3.56m) Window to side aspect, radiator.

**BEDROOM 2** 12' 8" x 9' 4 Max" (3.86m x 2.84m) Window to rear aspect.

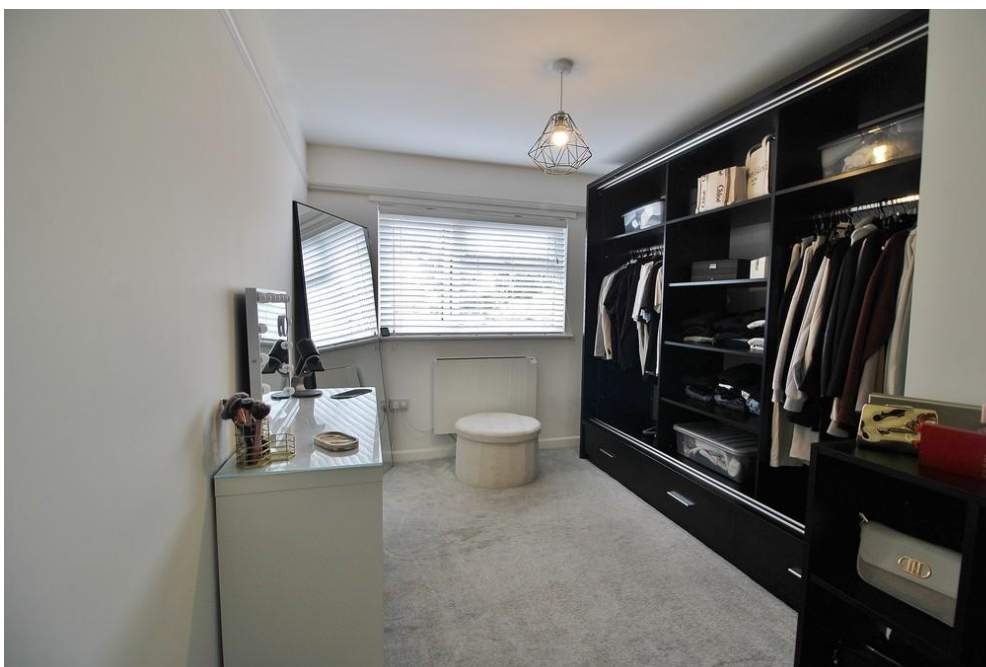
**BATHROOM** Window to side aspect, modern four piece bathroom suites comprising of bath, walk-in shower, wash hand basin and WC.

**ALLOCATED PARKING**

**LEASE INFORMATION** Lease approx 116 years remaining.

Ground Rent £200 pa

Service Charge approx £200 per month. We have been told this year is higher than normal due to extensive maintenance programme.





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**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

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