

OFFERS IN EXCESS OF

£210,000

Plant Farm Crescent

Berewood, PO7 3DB

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are pleased to present to the market this beautifully presented two bedroom apartment situated in the ever popular location of Berewood. The accommodation comprises of two good size bedrooms, modern fitted bathroom suite and open plan living/kitchen area with double doors leading to a private balcony. Other benefits include gas central heating, allocated parking, no forward chain and the remainder of the NHBC warranty. To arrange your viewing contact Jeffries & Dibbens Estate Agents.





COMMUNAL ENTRANCE Security telecom system, stairs to all floors, front door to property.

ENTRANCE HALL Radiator, storage cupboard, doors to:

UTILITY CUPBOARD 4' 11" x 3' 3" (1.5m x 0.99m) Plumbing for washing machine, space for tumble dryer, extractor, work surface.

BEDROOM 1 11' 4" x 10' 7" (3.45m x 3.23m) Twin windows to front aspect, radiator, wardrobes.

BEDROOM 2 10' 8" x 9' 5" (3.25m x 2.87m) Twin windows to front aspect, radiator, wardrobes.

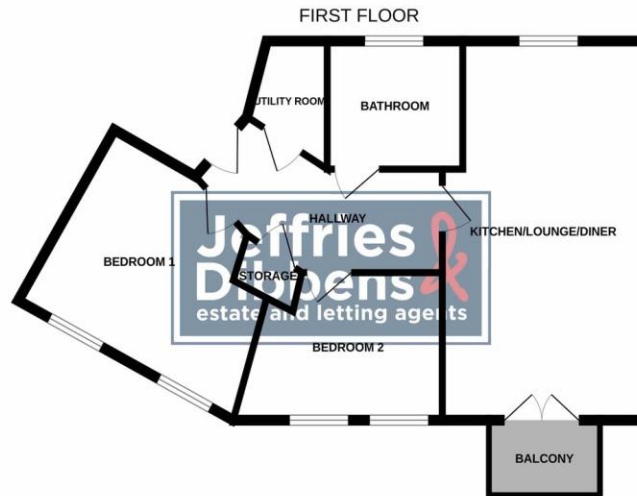
BATHROOM 7' 11" x 5' 11" (2.41m x 1.8m) Heated towel rail, wash hand basin, panel enclosed bath with shower over and WC, extractor.

LOUNGE/KITCHEN 20' 9" x 11' 9" (6.32m x 3.58m) Windows to side and rear aspects, double doors to balcony, radiator, range of wall and base units, sink and drainer unit with mixer tap over, oven and electric hob with extractor fan and an integrated fridge freezer.

OUTSIDE Bin store, allocated and guest parking.

LEASE INFORMATION Approx. 119 years remaining on the lease. The current owner has informed us that they currently don't pay any ground rent/maintenance as the building hasn't been taken over by a management company. Please ask us for any more information.





LOCAL AUTHORITY
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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