



£160,000

Pinnova Place, Orchard Mead

Waterlooville, PO7 3AE

PROPERTY SUMMARY

No forward chain property Located on the popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this beautifully presented 1 bedroom first floor apartment with its own balcony area. This modern built property has a large number of benefits including an open plan kitchen/lounge, modern bathroom suite and double bedroom with access to your balcony. Externally there is a communal garden and allocated parking. Pinnova Place is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us today to avoid disappointment:





COMMUNAL ENTRANCE Secure intercom entrance, stairs to first floor

ENTRANCE HALL Intercom system, radiator, storage cupboard housing electrical meters, thermostat, doors to all other rooms:

BATHROOM Heated towel rail, spot lighting, extractor fan, panelled bath with shower over, tiled to principle areas, hand wash basin, WC.

BEDROOM 13' 00" x 9' 04" (3.96m x 2.84m) Window to front aspect, radiator, thermostat, door to side leading to private balcony.

LOUNGE/KITCHEN/DINER 20' 02" x 14' 05" (6.15m x 4.39m) Windows to front and side aspects, 2 radiators, spot lighting throughout, range of wall and base units with under unit lighting, 1 & half sink bowl with mixer taps and draining board, work surfaces surround incorporating induction hob with extractor hood over, built in oven, wall mounted boiler with cupboard over, integral fridge/freezer, space and plumbing for washing machine & dishwasher.

OUTSIDE

PRIVATE BALCONY Decked balcony area.

COMMUNAL GARDEN Large area laid to lawn, access to a bike and bin shed.

ALLOCATED PARKING One allocated parking space

LEASE DETAILS Freeholder/Managing Agent: Chelsea Heritage/Trinity Estates

Balance Of Lease: 985 (approx) years remaining

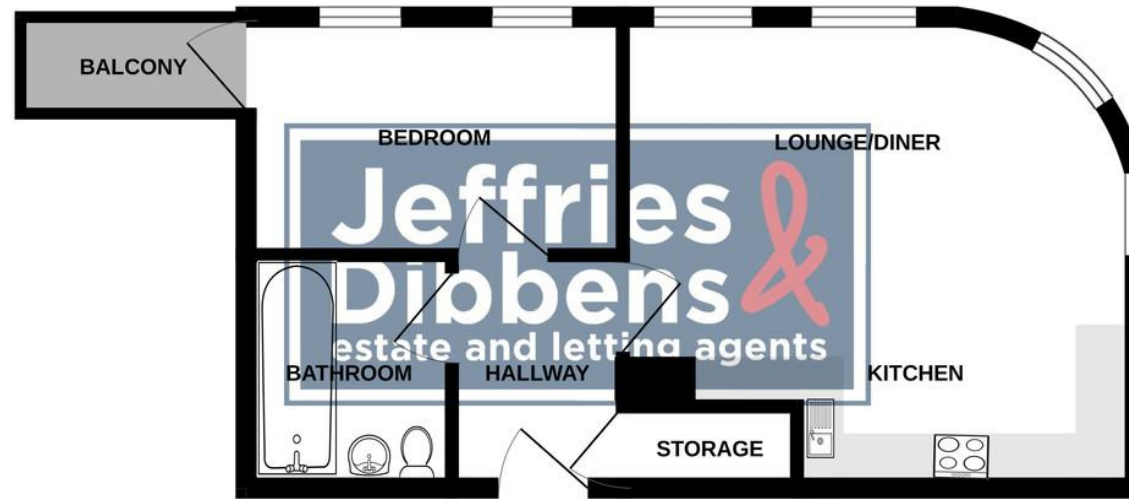
Service/Maintenance Charges: £164.88 (approx) per month

Ground Rent: £150 (approx) per annum

Building's Insurance Charges: Included in charges above

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



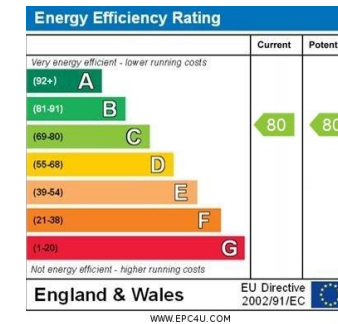
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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