

£115,000
Holman Close
Cowplain, PO8 8HD

PROPERTY SUMMARY

No forward chain! This spacious, well presented, one bedroom ground floor retirement apartment is available to buy through us today. The property is situated in the heart of Cowplain Village and is close to local shops, bus routes, doctors and amenities. The property has been improved by the current owner and comprises a double bedroom, large lounge looking onto the communal gardens, shower room, and newly fitted kitchen. The accommodation also benefits from a communal lounge area, laundry room, parking facilities and beautiful communal gardens to the front and rear. To arrange your viewing, contact us as sole agents today!





COMMUNAL ENTRANCE Secure entry door, corridor leading to residents lounge, laundry room, and apartment.

HALL Electric heater, built in wardrobe, storage cupboard housing hot water tank, doors too;

BEDROOM 15' 1" x 9' 0" (4.6m x 2.74m) Window to communal gardens, built in wardrobes.

SHOWER ROOM Heated towel rail, shower cubicle, hand wash basin with cupboards under, emergency pull cord.

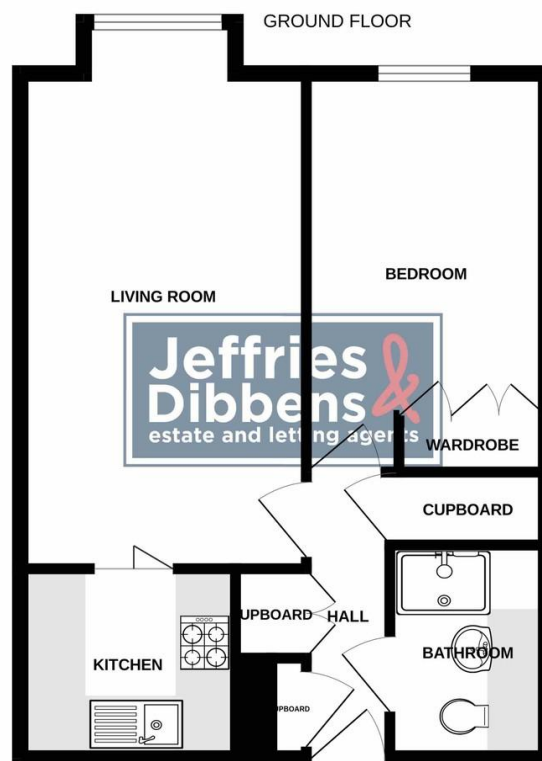
LOUNGE 20' 1" x 10' 2" (6.12m x 3.1m) Window to communal gardens, electric heater, emergency cord system.

KITCHEN 7' 10" x 7' 0" (2.39m x 2.13m) Range of wall and base units, inset sink with mixer tap over, integrated oven, space for fridge freezer, plumbing and space for washing machine.

OUTSIDE Well maintained gardens to front and rear, communal off road parking.

AGENTS NOTE We understand the property is leasehold from 1st April 1989 for the residue of 125 years. Service charge is £237 monthly.

Council Tax Band - B



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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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