



£72,000

**Oaklands**

Waterlooville. PO7 8HS

**Jeffries & Dibbens**  
estate and letting agents

## PROPERTY SUMMARY

No Forward Chain!! Jeffries Estate Agents are delighted to offer for sale this one bedroom Ground floor retirement flat situated in 'Oaklands', a short distance from Waterlooville town centre. The property is conveniently located close to local shops, doctors and bus routes, Oaklands has a lift, laundry room, considerable off road parking and wonderful communal gardens.

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**ENTRANCE HALL** Emergency intercom system with pull cord, door to:

**STORAGE CUPBOARD** Housing electicals.

**BEDROOM 1** 11' 03" x 9' 04" (3.43m x 2.84m) Window to rear aspect, built in unit with draws, built in wardrobes and surround storage, door to another wardrobe area.

**LOUNGE** 16' 05" x 11' 01" (5m x 3.38m) Window to rear aspect, electrical heater, entrance to:

**KITCHEN** 7' 02" x 5' 06" (2.18m x 1.68m) Range of wall and base units with work surface over, inset stainless steel sink unit with taps and integral draining board, under counter fridge (to remain), cooker (to remain), part tiled surround, extractor fan.

**BATHROOM** Panelled bath tub with electrical shower over, hand wash basin with taps, WC, extractor fan, emergency pull cord.

**COMMUNAL AREA** Laundry room, bin store, lift, security lighting.

**OUTSIDE** Communal garden, allocated parking with plenty of visitor parking on site.

**LEASE INFORMATION** To the vendor's best knowledge the charges are:-

Balance of the lease (as of current date): 60 years?

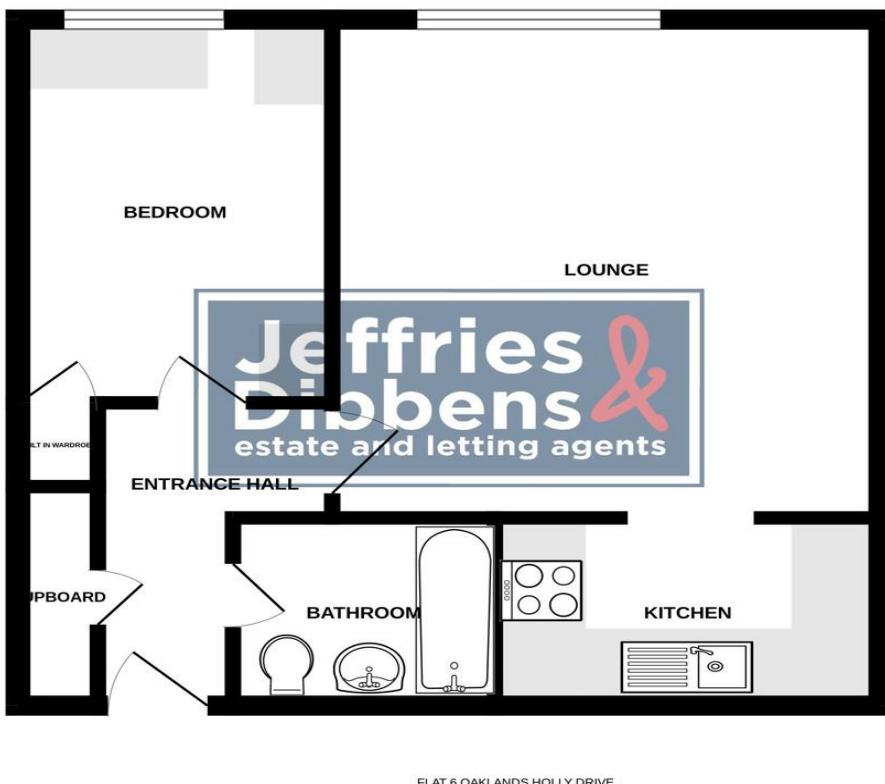
Ground rent: £299.73 PA

Ground rent review period: 2026/2027

Service/maintenance charges: Included

Buildings insurance charges: Included

## GROUND FLOOR



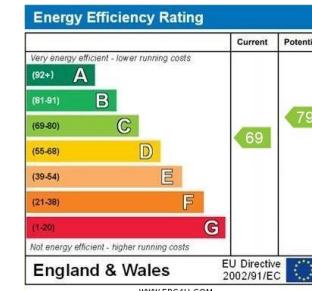
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**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.



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