



**£210,000**

**88-90 Hambledon Road**

Waterlooville, PO7 6DF



## PROPERTY SUMMARY

We are delighted to offer for sale this spacious 2 bedroom top floor apartment in 'The Oaks' on Hambledon Road in Waterlooville. We believe this property to be an ideal first time home or an investment purchase and internal viewings are very strongly advised. The property is well presented throughout and has a modern fitted kitchen and bathroom suite. The large lounge has pleasant views over the communal gardens. Externally there is allocated parking & bin store and a bike shed. To arrange your viewing contact us as sole agents today!







**ENTRANCE HALL** Spot lighting, radiator, intercom system, storage cupboard, cupboard with space for tumbler dryer, doors to:

**STORAGE CUPBOARD** Housing water tank & electricals.

**KITCHEN** 11' 08" x 6' 9" (3.56m x 2.06m) Range of fitted cupboards units & work surfaces, inset sink bowl with drainer and mixer taps, induction hob, oven under, hood over, space for freestanding fridge freezer, tiled flooring, part tiled walls.

**LOUNGE/DINER** 16' 10" x 11' 8" (5.13m x 3.56m) Window to rear aspect, radiator.

**BEDROOM 1** 17' 0" x 9' 5" (5.18m x 2.87m) Window to rear aspect, radiator, fitted wardrobe.

**BEDROOM 2** 14' 5" x 7' 10" (4.39m x 2.39m) Window to rear aspect, radiator.

**BATHROOM** Tiled wall to floor, hand wash basin with taps, spot lights, radiator, bath tub with shower over, WC.

**OUTSIDE** Allocated parking, communal gardens, bin & bike sheds.

As of 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: GD3

Balance Of Lease: 108

Service/Maintenance Charges: £1093.44 pcm

Buildings Insurance Charges: Included in other charges

Ground Rent: £175

Ground Rent Review Period: 25 years

## TOP 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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  
Dibbens**  
estate and letting agents

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