



**£90,000**  
**Tamworth Road**  
Waterlooville, PO7 7PW

## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this very well presented and spacious 2 bedroom ground floor flat located on the popular Wellington Park development in Waterlooville. Built approx. 10 years ago this superb apartment is being sold on a SHARED OWNERSHIP basis. The share available to purchase is 40% for £90,000 and the full value of the property is £225,000. Rent payable on the remaining 60% share is £427.23 which includes service charge, maintenance as well as building insurance. The property benefits from a modern open plan lounge and kitchen area, 2 double bedrooms, modern bathroom suite, allocated parking and a private balcony. Other monthly charges apply. To arrange your viewing contact Jeffries & Dibbens today.





**ENTRANCE HALL** Radiator, storage cupboard, doors to:

**BEDROOM 2** 11' 2" x 10' 10" (3.4m x 3.3m) Window to front aspect, radiator.

**BEDROOM 1** 21' 2" x 8' 2" (6.45m x 2.49m) Window to front and rear aspect, radiator, fitted wardrobes.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, W.C, extractor.

**LOUNGE/DINER** 15' 11" x 7' 2 Minimum" (4.85m x 2.18m) Window to front and side aspect, doors to front aspect onto balcony, radiator, opening to:

**KITCHEN** 11' 2" x 6' 4" (3.4m x 1.93m) A range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine, space for fridge/freezer.

**OUTSIDE** Communal bin shed and bike store.

**BALCONY**

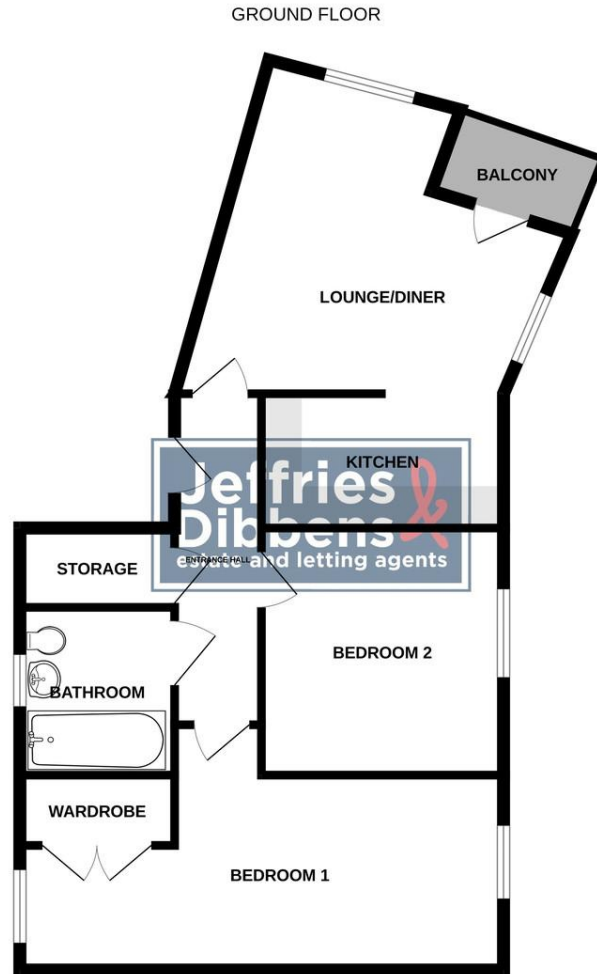
**PARKING** 1 allocated parking space and several visitor spaces.

**LEASE DETAILS** As of May 2026 the vendor has informed us that the lease details are as follows:-

Balance Of Lease: 116 (approx) years remaining

Managing Agent: Stonewater LTD

Maintenance: £87.72 approx per month for, service charge, insurance and maintenance



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.  
Made with Metropix ©2025

## LOCAL AUTHORITY

## TENURE

Leasehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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  
Dibbens &**  
estate and letting agents

### OFFICE ADDRESS

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

### CONTACT

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk