



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with RoomSketcher

Energy performance certificate (EPC)			
Flat 32 Shilling Place Stakes Road WATERLOOVILLE PO7 5GL	Energy rating C	Valid until:	18 August 2029
		Certificate number:	9818-6078-7318-6921-5900
Property type		Mid-floor flat	
Total floor area		52 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

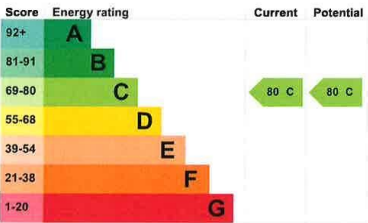
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

32 Shilling Place, Stakes Road
Purbrook, Waterlooville PO7 5GL
Offers Over: £200,000

DESCRIPTION

A beautifully presented one-bedroom first-floor retirement apartment , exclusively for the over 60's, situated within the highly regarded Shilling Place, a McCarthy Stone development in the popular area of Purbrook. Designed to offer both independence, and peace of mind, this stylish apartment provides comfortable, low maintenance living in a welcoming community. Occupying a desirable position at the end of the corridor and located above the mobility scooter storage room, the apartment benefits from having no neighbouring apartment directly below and to one side. Internally, the accommodation comprises of a bright and spacious living room with a Juliette balcony, creating a light and airy living space. The modern kitchen includes an integrated fridge/freezer and slimline dishwasher, while a generous utility/storage cupboard conveniently houses the washing machine. The spacious double bedroom features a walk-in wardrobe, and there's a contemporary shower room. Further benefits include a secure entry system, double glazing, Economy 7 electric heating, a Vent-Axia ventilation system, emergency push button, and the reassurance of an on-site house manager. Shilling Place offers an excellent range of communal facilities, including a welcoming residents lounge where regular social events such as coffee mornings, fish and chip evenings, and other activities are held. Beautifully landscaped communal gardens provide a peaceful outdoor space to relax an enjoy. The apartment also benefits from an allocated parking space (Space J) and a visitor space. Ideally located, there is a bus stop immediately outside the development, while a Co-op convenience store is situated across the road, making everyday shopping and travel exceptionally easy. We highly recommend an internal viewing.

ACCOMMODATION

COMMUNAL ENTRANCE & RESIDENTS LOUNGE

FIRST FLOOR APARTMENT

ENTRANCE HALL

LIVING ROOM 18' 6" x 10' 9" Narrowing to 7'3' (5.63m x 3.27m)



KITCHEN 7' 9" x 7' 4" (2.36m x 2.23m)

BEDROOM 13' 4" to front of wardrobe x 9' 2" Narrowing to 5'0" (4.06m x 2.79m)

SHOWER ROOM 6' 7" x 6' 3" (2.01m x 1.90m)

STORAGE CUPBOARD 6' 3" x 4' 8" (1.90m x 1.42m)

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING SPACE - J

MOBILITY SCOOTER STORE ROOM

LEASE INFORMATION

992 Years remaining on lease. Ground rent: Approximately £450 per year. Service Charge including Water Rates: Approximately £200 per month.

