



TOP FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 sq.m.) approx.  
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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Energy performance certificate (EPC)

120, Plant Farm Crescent WATERLOOVILLE PO7 3DB	Energy rating <b>B</b>	Valid until: 30 May 2029
		Certificate number: 7898-4019-7315-6641-7950

Property type	Top-floor flat
Total floor area	61 square metres

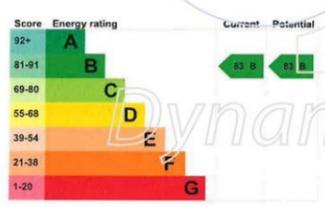
Rules on letting this property

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 B. It has the potential to be B.

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



# 120 Plant Farm Crescent

Berewood, Waterlooville PO7 3DB

**Price: £225,000**

## DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this extremely well presented, modern, top floor apartment situated on the popular Berewood Estate. Internally the property boasts a bright and spacious open plan lounge and kitchen area, filled with natural light and complimented by a balcony offering far-reaching views. The modern kitchen features integrated appliances, including a built in fridge/freezer and slimline dishwasher, along with the added benefit of a breakfast bar. There is also a separate utility cupboard providing storage and plumbing for a washing machine. There are also two double bedrooms, both with fitted wardrobes and a modern fitted bathroom. Outside you will find an allocated parking space plus visitor parking. Additional benefits include double glazing, gas central heating and a long lease. Internal viewing highly recommended.

## ACCOMMODATION

### TOP FLOOR APARTMENT

LOUNGE/KITCHEN: 20' 3" x 11' 2" (6.17m x 3.40m)

BEDROOM 1: 11' 2" x 9' 7" (3.40m x 2.92m)

BEDROOM 2: 10' 8" x 11' 2" (3.25m x 3.40m)

BATHROOM: 6' 6" x 6' 1" (1.98m x 1.85m)

### UTILITY CUPBOARD



## OUTSIDE

ALLOCATED PARKING SPACE

VISITOR PARKING

## LEASE INFORMATION

999 years from 1st January 2018

991 Years remaining.

There are currently no ground rent or maintenance charges in place, however this is set to change in the future.

