



£170,000

Hambledon Road

Waterlooville, PO7 6UP

PROPERTY SUMMARY

Offered with no forward chain! This lovely ground floor apartment is pleasantly situated just off Hambledon Road near to the town centre amenities of Waterlooville. The property comprises well-presented living accommodation including a lounge with patio doors to the front opening onto a private patio area with extensive, well-tended communal gardens beyond, a double bedroom and a modern kitchen and bathroom. Other noteworthy features include a share of the freehold and an allocated parking space. To arrange a viewing contact us as sole agents today.





COMMUNAL ENTRANCE Door to:

HALL Entry phone, radiator, store cupboard housing meter, consumer unit, doors to bathroom, bedroom and door to:

LOUNGE 14' 1 Max" x 11' 1" (4.29m x 3.38m) French doors leading to front aspect with own private patio, radiator, opening to:

KITCHEN 7' 6" x 6' 9" (2.29m x 2.06m) Window to side aspect, a range of wall and base units with worksurfaces over, integral electric oven and gas hob with extractor hood over, spaces for washing machine and fridge, cupboard housing the boiler inset sink and drainer.

BATHROOM Window to side aspect, panel enclosed bath with shower over, wash hand basin, W.C heated towel rail.

BEDROOM 13' 5 Max" x 11' 1" (4.09m x 3.38m) Window to rear aspect, radiator.

OUTSIDE Private patio

COMMUNAL GARDENS Lovely well-tended communal gardens with bin area, shared shed.

PARKING Allocated parking for one car.

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

Share of Freehold with purchase

103 years approx. remaining on the lease.

N/A for ground rent

Service/maintenance charge and building insurance £125.00 PCM

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

TENURE
Leasehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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
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