



£199,995

**Cherry Tree Apartments
Hambleton Road**

Waterlooville, PO7 6UP

PROPERTY SUMMARY

Offered with no forward chain! Jeffries & Dibbens Estate Agents are delighted to offer for sale this spacious 2 bedroom first floor apartment located on Hambledon Road, Waterloo. Conveniently located close to local shops and amenities this superb property is sure to attract immediate interest. The property boasts 2 double bedrooms, fitted bathroom suite, two allocated parking spaces, modern fitted kitchen and a large lounge with 'Juliette' balcony overlooking the gardens. A particular attraction to Cherrytree Apartments is the owner has an equal share of the freehold. To arrange your viewing contact Jeffries & Dibbens as sole agents today!





EXTERNAL Two allocated parking spaces, access to shared communal gardens, bike and bin storage areas. Secure communal entrance, internal stairs to all floors.

FRONT DOOR TO PROPERTY

HALLWAY Radiator, storage cupboard, doors to;

BEDROOM ONE 14' 9" x 8' 8" (4.5m x 2.64m) Window to rear aspect overlooking communal gardens, radiator, built in wardrobe.

BEDROOM TWO 12' 6" x 7' 10" (3.81m x 2.39m) Window to rear aspect over looking communal gardens, radiator.

BATHROOM Radiator, wash hand basin, WC, panel enclosed bath with mixer tap and shower over.

LOUNGE/DINER 16' 4" x 10' 1" (4.98m x 3.07m) Juliette doors over looking communal gardens, radiator, opening to:

KITCHEN 10' 7" x 2' (3.23m x 0.61m) Window to side aspect, range of wall and base units, sink and drainer unit with mixer tap over, plumbing for washing machine, integral oven and gas hob with extractor over and space for free standing fridge freezer.

ANGENTS NOTES As of August 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.

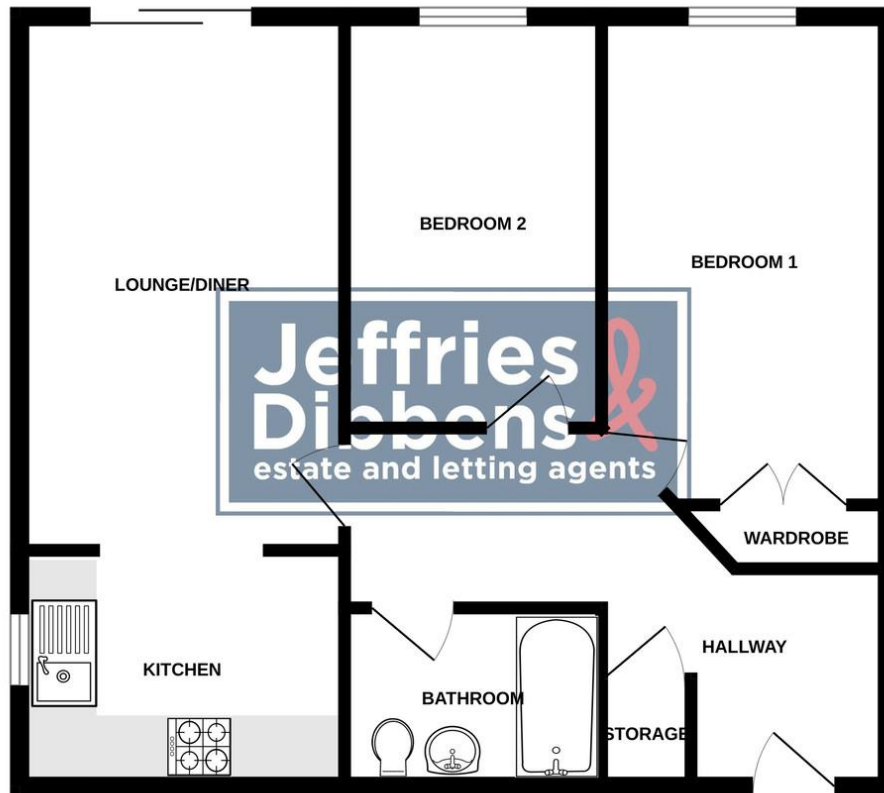
N/A for ground rent

Service/maintenance charge as well as building insurance

£1200.00 per annum



FIRST 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	78 C	78 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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