



TOP FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.  
While 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 a guide only for 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 Housify 02/2020

#### Energy performance certificate (EPC)

|                                                            |                           |                     |                          |
|------------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 24 Apsley Lodge<br>London Road<br>WATERLOOVILLE<br>PO7 7WB | Energy rating<br><b>C</b> | Valid until:        | 19 October 2026          |
|                                                            |                           | Certificate number: | 2308-7974-7300-4366-7934 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 55 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



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# 24 Apsley lodge London Road

Waterlooville PO7 7WB

Price: £85,000

## DESCRIPTION

Built in 2016, Apsley Lodge is a modern retirement development situated within a very convenient position on the edge Waterlooville's shopping precinct. We are pleased to bring to the open market this one bedroom top floor apartment comprising of entrance hall, double bedroom with built-in wardrobe, modern shower room, a light and spacious lounge and a separate kitchen with integral appliances. The development offers communal entrance with lift and stairs to all floors, communal gardens and seating area, residents' lounge & kitchen area, guest suite accommodation, on-site manager during the day, 24-hour careline assistance, residents' buggy store and parking facilities. Internal viewings are highly recommended. No onward chain.

## ACCOMMODATION

COMMUNAL ENTRANCE  
Lift to all floors.

RESIDENTS LOUNGE & KITCHEN AREA

## TOP FLOOR APARTMENT

HALLWAY

LOUNGE: 17' 6" x 12' 6" (5.33m x 3.81m)

KITCHEN: 10' 3" x 5' 9" (3.12m x 1.75m)

BEDROOM 1: 10' 8" x 12' 6" (3.25m x 3.81m)  
Built in wardrobe.

SHOWER ROOM: 6' 5" x 5' 1" (1.95m x 1.55m)



## OUTSIDE

RESIDENTS PARKING

COMMUNAL GARDEN

## LEASE INFORMATION

115 years remaining on lease  
Ground Rent: £821.68 per year  
Service charges: £3,743.54

