



**£160,000**

**Orchard Mead**

**Berewood, PO7 3AE**

## PROPERTY SUMMARY

No forward chain property Located on the popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this beautifully presented 1 bedroom first floor apartment with its own balcony area. This modern built property has a large number of benefits including an open plan kitchen/lounge, modern bathroom suite and double bedroom with access to your balcony. Externally there is a communal garden and allocated parking. Pinnova Place is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us today to avoid disappointment:





**COMMUNAL ENTRANCE** Secure intercom entrance, stairs to first floor

**ENTRANCE HALL** Intercom system, radiator, storage cupboard housing electrical meters, thermostat, doors to all other rooms:

**BATHROOM** Heated towel rail, spot lighting, extractor fan, panelled bath with shower over, tiled to principle areas, hand wash basin, WC.

**BEDROOM** 13' 00" x 9' 04" (3.96m x 2.84m) Window to front aspect, radiator, thermostat, door to side leading to private balcony.

**LOUNGE/KITCHEN/DINER** 20' 02" x 14' 05" (6.15m x 4.39m) Windows to front and side aspects, 2 radiators, spot lighting throughout, range of wall and base units with under unit lighting, 1 & half sink bowl with mixer taps and draining board, work surfaces surround incorporating induction hob with extractor hood over, built in oven, wall mounted boiler with cupboard over, integral fridge/freezer, space and plumbing for washing machine & dishwasher.

#### **OUTSIDE**

**PRIVATE BALCONY** Decked balcony area.

**COMMUNAL GARDEN** Large area laid to lawn, access to a bike and bin shed.

**ALLOCATED PARKING** One allocated parking space

#### **LEASE DETAILS –**

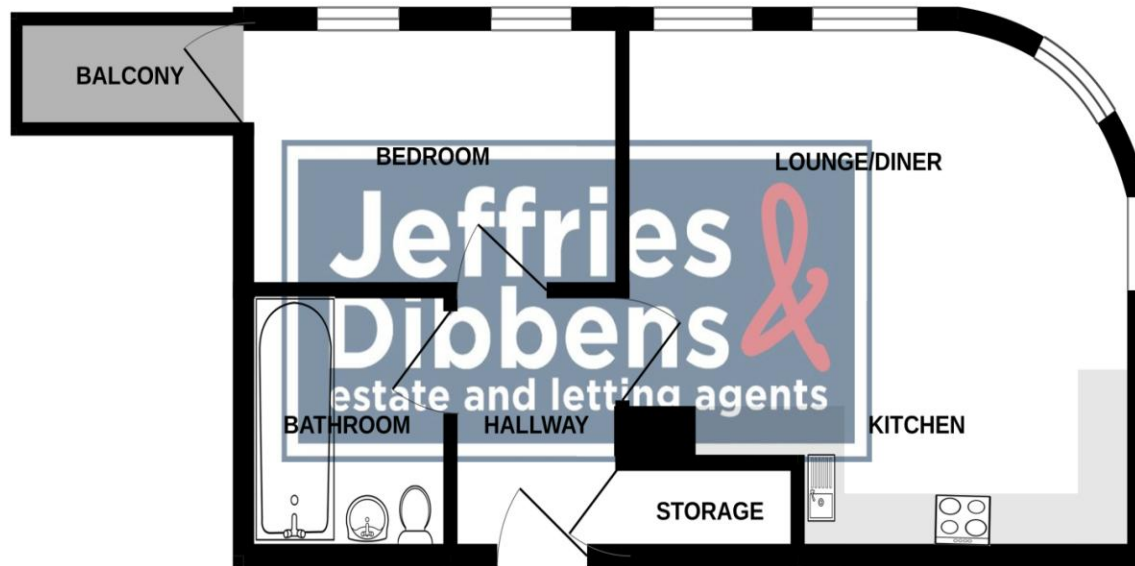
**All details will need to be double checked by solicitors during your purchase**

Years left on lease– 995 years

Maintenance/Service charge - £164.88 per month

Ground rent -£309 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.  
Made with Metropix ©2025

**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk

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