



£220,000
London Road
Waterlooville, PO7 5SU

PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this very well presented and spacious 2 bedroom first floor flat garden located in Waterlooville. There are a host of benefits including a wonderful open plan lounge and kitchen area, allocated parking, 2 double bedrooms, en-suite facilities and modern family bathroom. Internal viewings are very highly recommended and can be arranged by contacting us as sole agents today!





ENTRANCE HALL Radiator, storage cupboard, door to:

BEDROOM 1 14' 1" x 12' 9" (4.29m x 3.89m) Window to rear aspect, radiator, door to:

ENSUITE Window to rear aspect, heated towel rail, wash hand basin, W.C, shower cubicle, fan.

BEDROOM 2 12' 0" x 10' 1" (3.66m x 3.07m) Window to rear aspect, radiator.

BATHROOM Panelled bath with shower over, heated towel rail, wash hand basin, W.C, fan.

LOUNGE/DINER 14' 4" x 12' 9" (4.37m x 3.89m) 2 Windows to front aspect, radiator, opening to:

KITCHEN 9' 8" x 6' 7" (2.95m x 2.01m) Window to front aspect, a range of wall and base unit incorporating sink unit, built in oven with hob and fan over, integral washing machine, dish washer and fridge/freezer.

OUTSIDE

ALLOCATED PARKING

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

Managing Agent: Praxis Block Management

Balance of lease (as of current date): 112 years remaining 125 from January 2013

Ground Rent Charges: £200.00 per annum

Ground Rent Review Period: 2038

Service/Maintenance Charges: 1/7 of block costs (£1,690 last year)

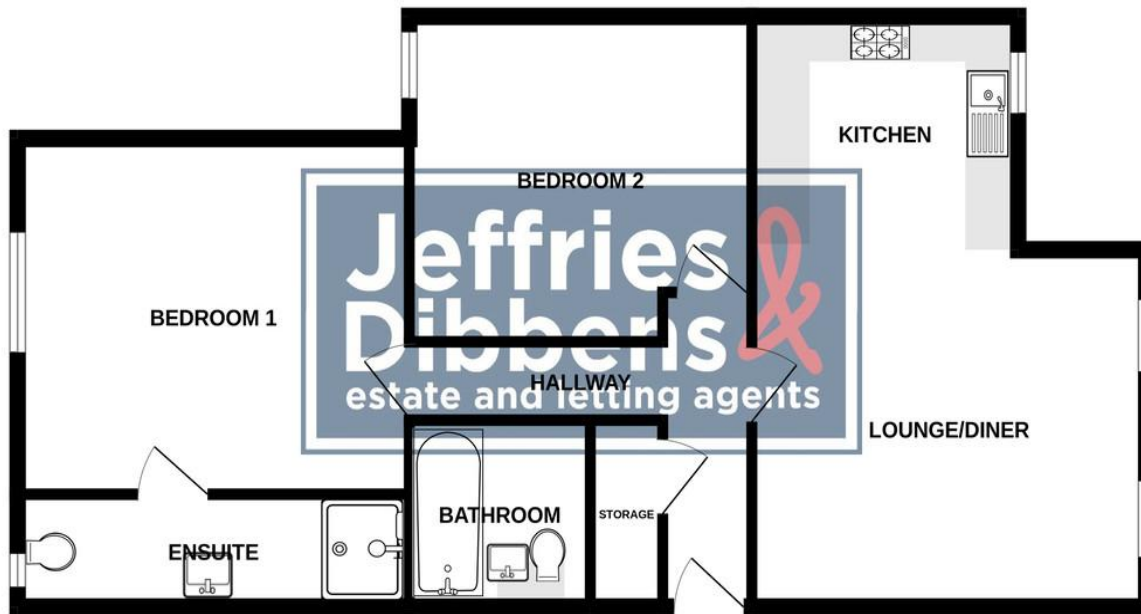
Building's Insurance Charges: Included in service charge

Service Charge Review Period: N/A

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



1ST 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 62026

LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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
Dibbens &**
estate and letting agents

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