



**£165,000**

**Diamond Court**

Waterlooville, PO7 7FF

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to present for sale this very well presented 1 bedroom first floor flat in Diamond Court. Tucked away in a quiet cul-de-sac close to the town centre and including virtually all of the furniture and white goods, early viewing is strongly advised. The property has been decorated and carpeted throughout and benefits from a modern fitted kitchen, modern bathroom suite, large lounge with twin aspect windows and a large bedroom. Externally there is 2 allocated parking spaces as well as ample visitor parking. To arrange your viewing contact us as sole agents today.

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**ENTRANCE HALL** Intercom system, storage heater, storage cupboard, doors to:

**BEDROOM 1** 13' 5" x 9' 0" (4.09m x 2.74m) Window to front aspect, storage heater.

**BATHROOM** 7' 3" x 5' 3" (2.21m x 1.6m) Obscured window to rear aspect, small heated towel rail, part tiled to principle areas, WC, bath with shower over, hand wash basin unit with draws under.

**LOUNGE/DINER** 15' 9" x 12' 4" (4.8m x 3.76m) 2x Windows to front aspect, window to side aspect, storage heater, double doors leading to:

**KITCHEN** 11' 0" x 6' 7" (3.35m x 2.01m) Window to rear aspect, part tiled surround, range of wall and base units, work surfaces incorporating one and half bowl sink unit with drainer, fitted oven with electric hob above and pull out extractor fan, space and plumbing for washing machine, space for tall fridge/freezer.

## OUTSIDE

Two allocated parking spots, communal garden area, bin sheds.

**LEASE INFORMATION** As of todays date the vendor has informed us the Lease details are:

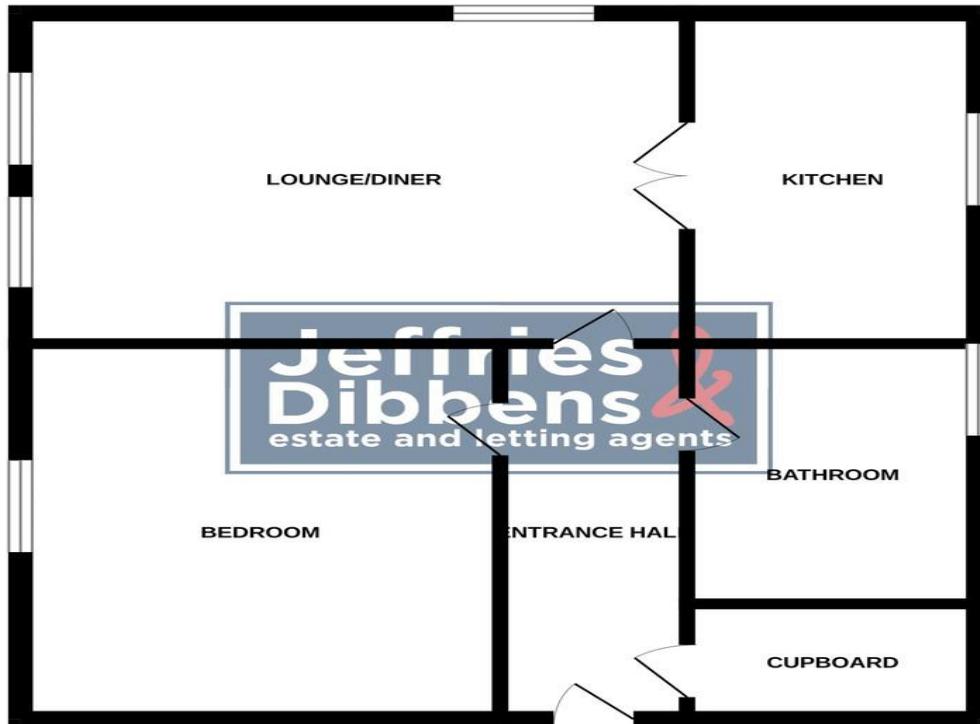
**Balance Of Lease:** 125 years from 1st Jan 1999 - 100 years remaining

**Ground Rent:** £120.00 approx) per annum

**Maintenance:** £131.00 (approx) per month



FIRST FLOOR



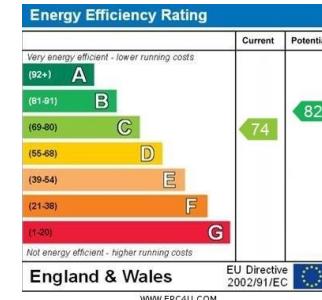
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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.



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