

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



**Thames Court Crombie Close**  
, Waterlooville, PO8 8NG

**£120,000**

Arden & Way are pleased to present this one-bedroom apartment, ideally positioned within walking distance of local shops and close to public transport links. This well-presented property would make an excellent first-time purchase or a solid investment opportunity and is offered with no forward chain.

The apartment benefits from a long lease and includes its own allocated parking space. Internally, the accommodation comprises a bright lounge with double glazed doors opening onto a private balcony and access through to the kitchen. The kitchen is fitted with a range of wall and base units, worktop space, and a built-in oven with a four-ring electric hob. The bedroom is a comfortable double with carpeted flooring and a double glazed window, while the bathroom features a bath with shower over, low-level WC and pedestal wash hand basin. Additional benefits include double glazing throughout and a convenient layout suited to modern living.

For more information or to arrange a viewing please contact Arden & Way

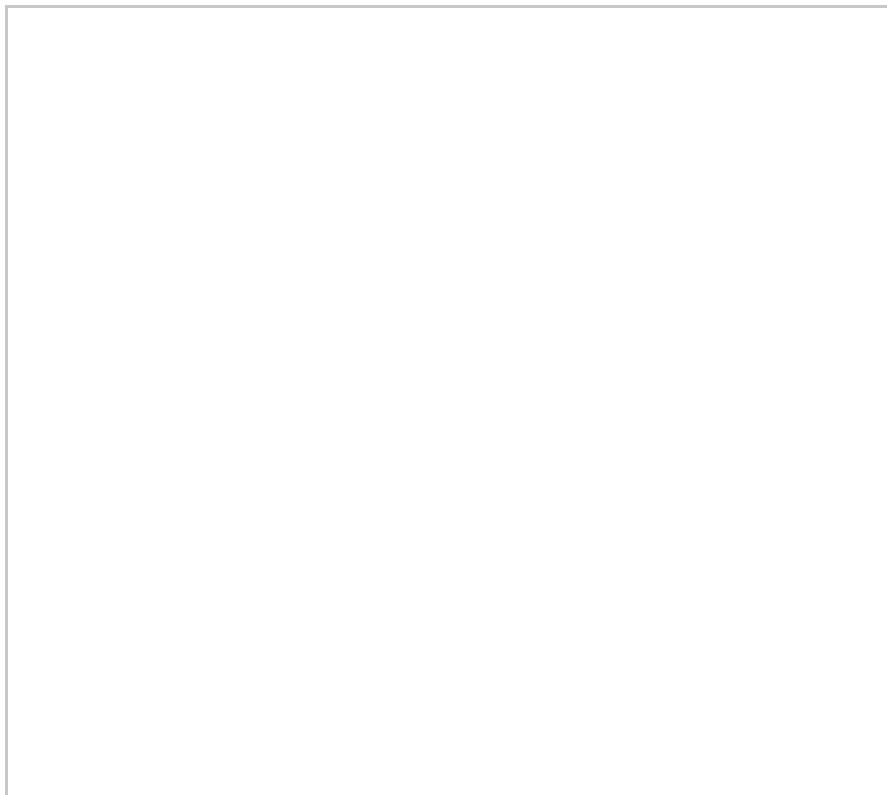
Council Tax Band: A  
Tenure: Leasehold (156 years)  
Ground Rent: £100 per year  
Service Charge: £1,954 per year

### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



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