



£190,000

Church View, South Lane

Clanfield, PO8 0RB

PROPERTY SUMMARY

Located right in the heart of 'Old Clanfield' village and offered for sale with no forward chain we are delighted to offer for sale this beautifully presented 1 bedroom ground floor apartment in Church View. Built only 5 years ago this immaculate apartment needs to be seen internally to be fully appreciated. The property boasts a large bedroom, modern bathroom suite, beautiful fitted kitchen with built in appliances and a light and airy lounge/diner. Externally there is allocated parking, guest parking and storage areas. There are a number of shops and amenities right on your door step and internal viewings are very strongly recommended. To arrange your viewing contact us as sole agents today.

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COMMUNAL ENTRANCE Via Security intercom to the main hallways, recently installed CCTV cameras with LVT flooring which lead onto:

ENSUITE Front door to:

ENTRANCE HALL Modern dimplex electric heater, security intercom, door to airing cupboard housing hot water tank, further doors to:

BEDROOM 126' 3" x 11' 5" (38.48m x 3.48m) Feature twin aspect double-glazed windows to rear elevation, modern dimplex electric heater, Double built in wardrobe.

BATHROOM Modern suit includes WC, wash basin and bath with electric shower over, tiled surrounds, wall mounted electric towel radiator, extractor, courtesy light, spot lighting.

LOUNGE/DINER 13' 7" x 11' 10" (4.14m x 3.61m) Double glazed window to front elevation with views towards the church, 2 x modern electric dimplex heaters, TV, telephone and power points, open plan to:

KITCHEN/BREAKFAST ROOM 15' 0" x 9' 9" (4.57m x 2.97m) Feature twin aspect double-glazed windows to front elevation, modern high-gloss fitted kitchen including wall and base units with under unit lighting and work surfaces with matching splashback surrounds, 1 1/2 sink and drainer with mixer tap, integrated appliances including fridge freezer, washing machine, electric oven and ceramic hob with extractor, spot lighting, USB power points, space for table and chairs.

OUTSIDE Allocated and visitor parking, bin store, storage shed.

LEASE INFORMATION As of January 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: GH Property Management

Balance Of Lease: 994 (approx) years remaining

Service/Maintenance Charges: £761.39 per quarter

Buildings Insurance Charges: Included in management fees

Ground Rent: N/A

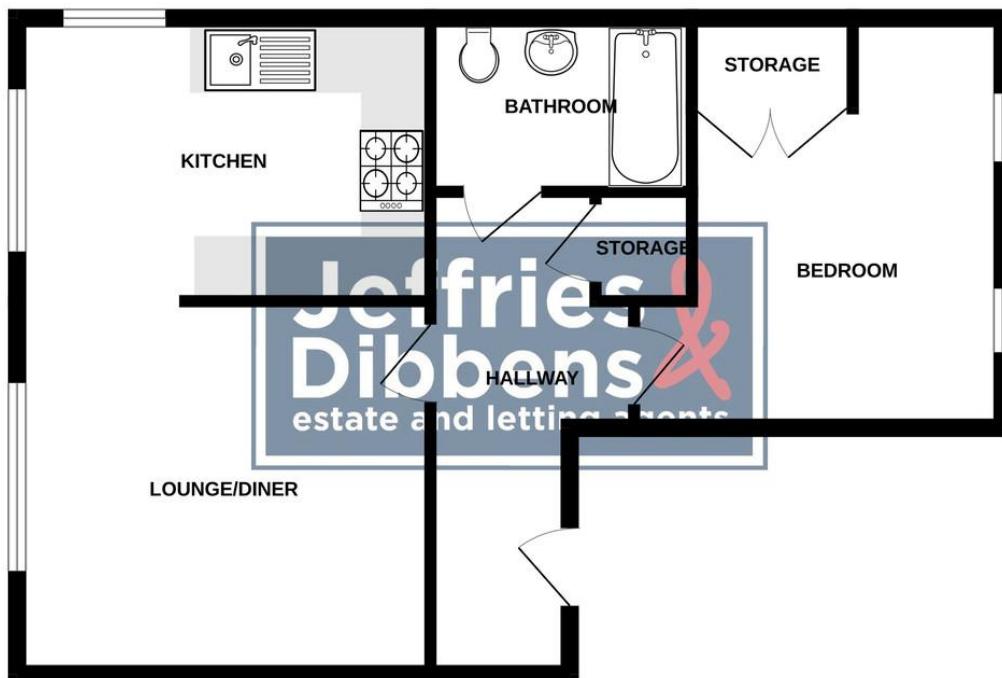
Service Charge Review Period: Annually

Ground Rent Review Period: N/A

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



GROUND 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 only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.

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LOCAL AUTHORITY

East Hampshire District Council

TENURE

Leasehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	53
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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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