



**£183,750**

**Stakes Road**

Waterlooville, PO7 5LX

## PROPERTY SUMMARY

No Forward chain! We are delighted to offer for sale this 2 bedroom first floor flat tucked away in Purbrook village, close to local shops, bus routes and amenities. There is allocated parking available, spacious lounge, fitted kitchen, recently fitted bathroom suite and 2 bedrooms. We feel this property would be an ideal first time buy or investment opportunity, we highly recommend an internal viewings and can be arranged by contacting us as sole agents today.





**LOUNGE** 15.' 02" x 10' 01" (4.62m x 3.07m) Window to rear, radiator.

**HALL** 20' 11" x 4' 11" (6.38m x 1.5m) Spacious hall door leading to kitchen, bathroom, bedroom 1 and bedroom 2

**KITCHEN** 9' 10" x 6' 11" (3m x 2.11m) Window to rear, radiator, wall mounted boiler, four ring hob, built in oven with extractor fan over, range of wall and base units with sink incorporating, space for fridge freezer, space for plumbing for washing machine.

**BATHROOM** 7' 04" x 5' 07" (2.24m x 1.7m) Window to rear, panelled bath incorporating electrical shower tiled around with extractor fan, storage cupboard with shelving, heated towel rail, hand wash basin, W/C.

**BEDROOM 1** 15' 02" x 9' 05" (4.62m x 2.87m) Window to rear, radiator.

**BEDROOM 2** 9' 11" x 7' 06" (3.02m x 2.29m) Window to rear, radiator.

**OUTSIDE** One allocated car parking space, stairs up to the flat

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

Freeholder/Managing Agent: Moveahead letting

Balance Of Lease: 77 will be extended as part of the sale process to around 150 years old

Ground Rent Changes: £100 Per year

Service/Maintenance Charges: £200 per year

Building Insurance Charges: £279.72 per year

Ground Rent Review Period: November

Service Charge Review Period: November

Are pets allowed Yes

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



## FIRST FLOOR



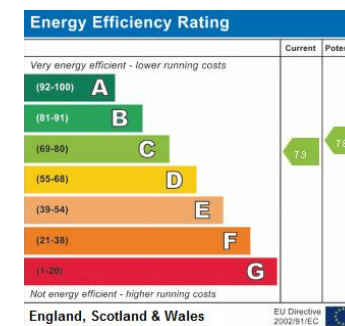
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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.

**Jeffries  
Dibbens**  
estate and letting agents

### OFFICE ADDRESS

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### CONTACT

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