

**£124,000**

**Beaufort Close**

Berewood, PO7 3ET

## PROPERTY SUMMARY

SOLD OFF PLAN!!! Located on the popular Berewood development we are delighted to offer for sale this 2 bedroom shared ownership property in Beaufort Close. This is a new build property available on a SHARED OWNERSHIP BASIS. Initial purchase of between 40% and 75% available. The property has a full market value of £310,000 and rent based on a 40% purchase of £124,000 is £426.25 per month. The property comes with parking for 2 cars, EV charger, fitted kitchen/diner, lounge, family bathroom and WC. The property is leasehold and has a 125 year lease. There are no ground rent or service charges. Insurance approx £250 pa. The properties are sold off plan and photos may not be the actual property purchased but of previous properties of the same style.

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**ENTRANCE HALL** Radiator and stairs to first floor with cupboard under, doors and entrance to:

**KITCHEN** 8' 11" x 8' 4" (2.72m x 2.54m) Window to front, work tops incorporating sink unit, range of wall and base units with oven, hob and extractor hood, plumbing for washing machine.

**WC** Radiator, extractor, wash hand basin, WC.

**LOUNGE/DINER** 15' x 13' 08" (4.57m x 4.17m) Window and door to rear, radiator.

**FIRST FLOOR** Landing - Radiator, airing cupboard, access to loft, doors to:

**BEDROOM 1** 15' x 10' (4.57m x 3.05m) Twin windows to front aspect, radiator, over stair cupboard.

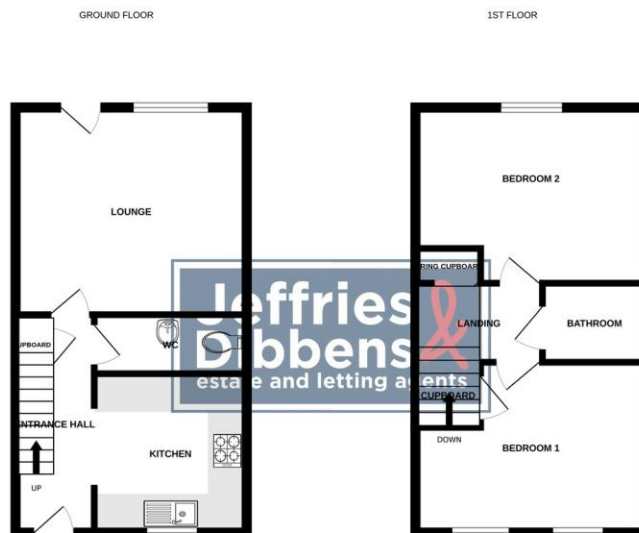
**BEDROOM 2** 15' x 9' 10" (4.57m x 3m) Window to rear aspect, radiator.

**BATHROOM** Radiator, panelled bath with shower over, hand wash basin and W.C.

**OUTSIDE** Front - Parking for 2 cars and EV charger point.

**REAR GARDEN** Patio area, mostly lawned, gated side access, Heat Source Air Pump.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the statement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with iMeasure 12/2019

**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 84 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.

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