



£170,000

Trojan Way

Waterlooville, PO7 8AL

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this spacious 2 bedroom first floor flat in Trojan Way. The property offers good sized living accommodation and internal viewings are advised. The property benefits from 2 double bedrooms, a large lounge, fitted kitchen/breakfast room, double glazing, GCH and a wet room. Externally there is a garden to the front with storage. Local shops and bus routes are close at hand as well as doctors and other amenities. To arrange your viewing contact us today!





ENTRANCE HALL Stairs leading to first floor.

HALLWAY Storage cupboards, doors to:

BEDROOM 1 12' 6" x 11' 8" (3.81m x 3.56m) Window to front aspect, radiator.

BEDROOM 2 12' 6" x 10' 10" (3.81m x 3.3m) Window to front aspect, radiator.

LOUNGE 15' 1" x 11' 7" (4.6m x 3.53m) Window to rear aspect, radiator.

BATHROOM Two windows to rear aspect, wash hand basin, W.C, walk in shower area.

KITCHEN/DINER 15' 0" x 9' 7" (4.57m x 2.92m) Window to rear aspect, range of wall and base units, storage cupboard, integral oven, space and plumbing for washing machine.

OUTSIDE

GARDEN

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

Freeholder/Managing Agent: Portsmouth City Council

Balance Of Lease: 87 (approx) years remaining

Service/Maintenance Charges: £1681.71 (approx) per annum including building insurance of Included in service/maintenance charades

Ground Rent: £9.96 (approx) per annum

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





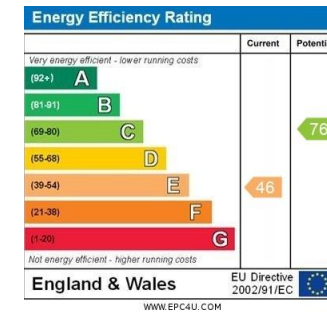
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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