

£129,000

Bruce Gardens

Lovedean, PO8 9FR

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented modern 2 bedroom ground floor flat located on the Linden homes Catherington Park. The property boasts an open plan kitchen/lounge/dining room, 2 double bedrooms, family bathroom suite and allocated parking space. The property is being sold as a 60% share being £129,000 with a full market value of £215000. Rent based on a 60% share is £219.05 pcm. To arrange your viewing contact us today as sole agents today.





COMMUNAL ENTRANCE Stairs to all floors, post box, front door to:

ENTRANCE HALL Radiator, 2 storage cupboards, doors to:

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.3m) Window to side aspect, radiator.

BEDROOM 2 15' 7" x 9' 2" (4.75m x 2.79m) Window to front aspect, radiator.

BATHROOM Panelled bath with shower over, heated towel rail, wash hand basin, W.C.

KITCHEN/LOUNGE/DINER 17' 8" x 16' 0" (5.38m x 4.88m) Windows to front and side aspect, two radiators, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space for fridge/freezer, space and plumbing for washing machine.

OUTSIDE

ALLOCATED PARKING

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

Freeholder/Managing Agent: Vivid

Balance Of Lease: 997 years (approx) remaining

Service/Maintenance Charges: £70.07 pcm

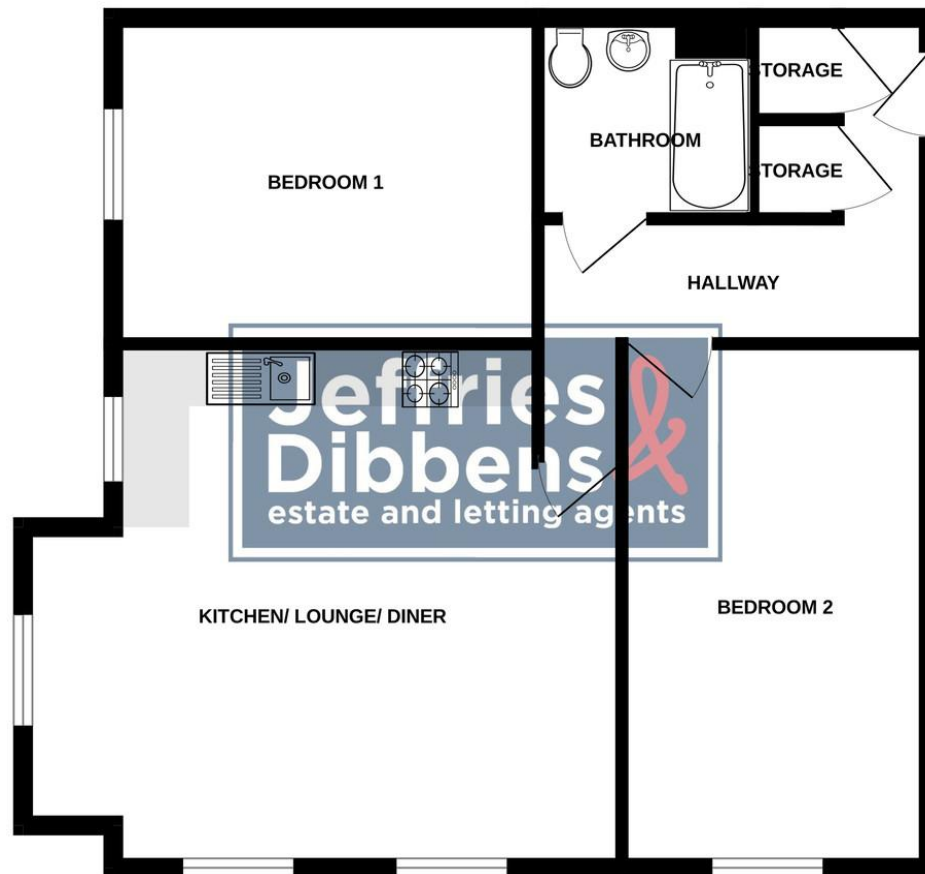
Ground Rent: £0

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 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.
Made with Metropix ©2026

LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk