



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.  
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Wainwright Estates Ltd

| Energy performance certificate (EPC)                                        |                               |                     |                          |
|-----------------------------------------------------------------------------|-------------------------------|---------------------|--------------------------|
| Flat 10<br>Nightingale Lodge<br>15 Padnell Road<br>WATERLOOVILLE<br>PO8 8AW | Energy rating<br><br><b>B</b> | Valid until:        | 12 May 2035              |
|                                                                             |                               | Certificate number: | 0955-0201-9005-7768-3014 |
| Property type                                                               |                               | Ground-floor flat   |                          |
| Total floor area                                                            |                               | 48 square metres    |                          |

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

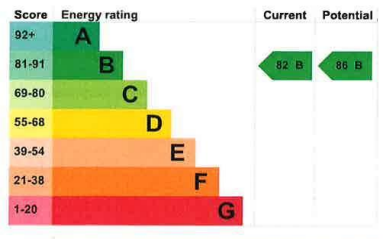
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**Flat 10 Nightingale lodge,15 Padnell Road**  
Waterlooville PO8 8AW

**Price: £130,000**

**DESCRIPTION**

Nightingale Lodge is a charming development of just 19 retirement apartments and is situated in the heart of Cowplain, with bus routes and local amenities only a few minutes away. This exceptionally well-presented apartment is conveniently located on the ground floor. Internally, the entrance hall features a large storage cupboard which houses the utilities, and benefits from fitted shelving, hanging rail and lighting. There's a spacious lounge/diner with a double-glazed door leading to a patio area, which has a pleasant southerly aspect. The modern kitchen is accessed via the lounge and benefits from integral appliances including a fridge, freezer, eye level oven, and four ring hob with extractor canopy. The bedroom is a large double and has a built in wardrobe. There's also a modern fitted shower room. Other features of the property include double glazing, electric heating, intercom entry system and emergency alarm/call system. There is a lift and stair access to the first floor laundry room and pre-bookable guest suite (guest suite is chargeable). There is also a mobility scooter store area, communal gardens and parking. Minimum age is 60 years. Pets may be allowed with permission from the managing agent. Internal viewing is essential.

**ACCOMMODATION**

**ENTRANCE HALL**

LOUNGE/DINER 23' 2" x 10' 1" Narrowing to 6'2" (7.06m x 3.07m)

KITCHEN 7' 6" x 7' 1" (2.28m x 2.16m)

BEDROOM 15' 6" to front of wardrobes x 8' 9" Narrowing to 5'0" (4.72m x 2.66m)

SHOWER ROOM 6' 4" x 4' 8" (1.93m x 1.42m)



**OUTSIDE**

**COMMUNAL GARDENS**

**RESIDENTS PARKING**

