



**Abbess Way, Waterlooville PO7 7HJ**

fox & sons

**welcome to**

## **Abbess Way, Waterlooville**

Well presented, spacious two bedroom top floor flat close to Waterlooville Town Centre. Modern living space, two bathrooms, allocated parking and no forward chain. Ideal for first time buyers or families.

### **Entrance Hall**

Storage cupboard. Doors to:

### **Kitchen / Lounge**

#### **Lounge Area**

Two double glazed windows and a sky light. Carpet flooring, two radiators, space for table and chairs, storage cupboard. Open to kitchen.

#### **Kitchen Area**

Range of wall and base units with work surface over incorporating one and a half bowl sink unit with mixer tap over. Storage cupboard, built-in fridge/freezer, oven and dishwasher. Space for washing machine. Electric hob with extractor hood over. Vinyl flooring, spotlights.

### **Bedroom One**

Double glazed window, carpet flooring, radiator.

### **En-Suite Shower Room**

Walk-in shower unit, low level WC with hidden cistern and wall mounted wash hand basin. Vinyl flooring, radiator.

### **Bedroom Two**

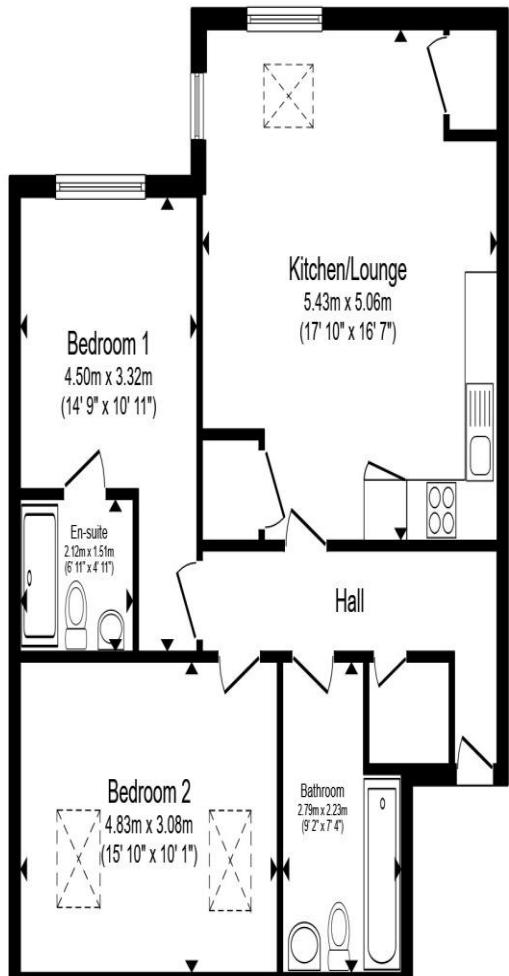
Two sky lights, carpet flooring, radiator.

### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, low level WC and wash hand basin over cupboard unit. Vinyl flooring, tiled to principal areas, radiator.

### **Outside**

Allocated parking and communal garden.



Total floor area 74.3 m<sup>2</sup> (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Abbess Way,  
Waterlooville**

- Second Floor Flat
- NO FORWARD CHAIN
- Two Double Bedrooms
- En-Suite to Master Bed
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2701.87

Ground Rent: 364.71

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109556](http://fox-and-sons.co.uk/Property/WLV109556)



Property Ref:  
WLV109556 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 9226 2447**



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**fox-and-sons.co.uk**