



**Abbess Way, Waterlooville PO7 7HJ**

**welcome to**

## **Abbess Way, Waterloooville**

Well presented, spacious two bedroom top floor flat close to Waterloooville 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**

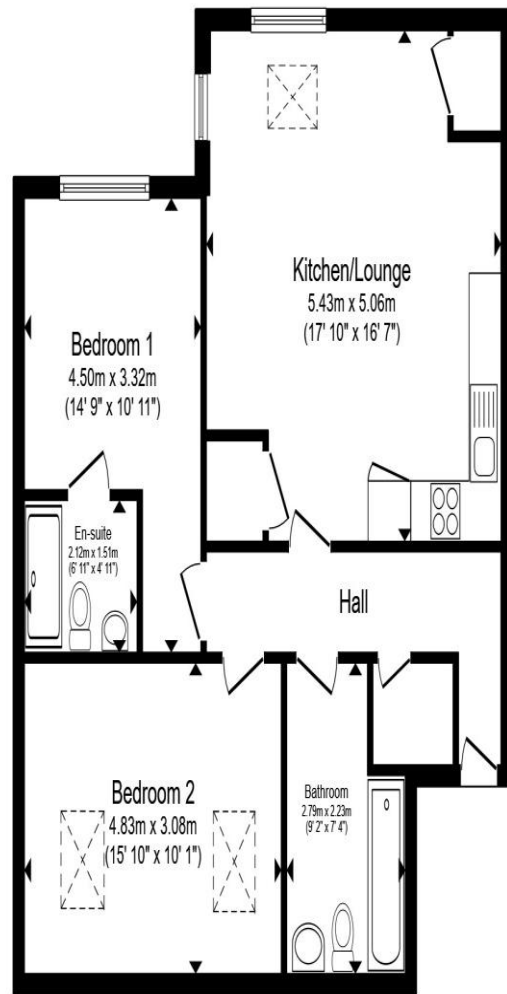
Two sky lights, carpet flooring, radiator.

### **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.



**Ground Floor**

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 Abness 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](https://fox-and-sons.co.uk/Property/WLV109556)



Property Ref:  
WLV109556 - 0003

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