

**£220,000**

**The Spinney**

Denmead, PO7 6FZ

## PROPERTY SUMMARY

Located on the outskirts of Denmead village with its semi rural backdrop, we are delighted to offer for sale this beautifully presented 2 bedroom first floor apartment in The Spinney. This wonderful property is presented to a very high standard throughout and early interest is expected. The property has a large number of benefits including 2 double bedrooms with en-suite facilities and 'Juliette' balcony to the master bedroom, modern bathroom suite and a large open plan lounge/kitchen with built in appliances. Externally there is allocated parking for 2 cars. We believe that this property is an ideal first time or investment purchase and internal viewings are very strongly recommended.





**ENTRANCE** Security video intercom, stairs to first floor:

**ENTRANCE HALL** Large storage cupboard, wooden flooring, radiator, doors to:

**BEDROOM 1** 14' 3 Max" x 10' 6 Max" (4.34m x 3.2m) Windows to rear and side aspects with double doors to 'Juliette' balcony, radiator, door to:

**ENSUITE** Window to side aspect, heated towel rail, corner shower cubicle, hand wash basin, W.C, majority tiled surround and flooring, spot lighting.

**BEDROOM 2** 11' 8" x 9' 8" (3.56m x 2.95m) Two windows to rear aspect, radiator.

**BATHROOM** Heated towel rail, panelled bath with shower over, hand wash basin, W.C, majority tiled surround, tiled flooring, spot lighting.

**LOUNGE/KITCHEN** 19' 0" x 13' 9" (5.79m x 4.19m) 3 sets of windows to rear aspect, radiator, range of fitted cupboards, units and work surfaces, inset sink unit, integrated oven, hob and extractor, integrated fridge and freezer, dish washer and washing machine, breakfast bar, wooden flooring, spot lighting.

**OUTSIDE** Allocated parking for 2 cars.

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

Freeholder: RG Securities (LTD)

Managing Agent: Parkfords Property Management

Balance of lease (as of current date): 115 years remaining

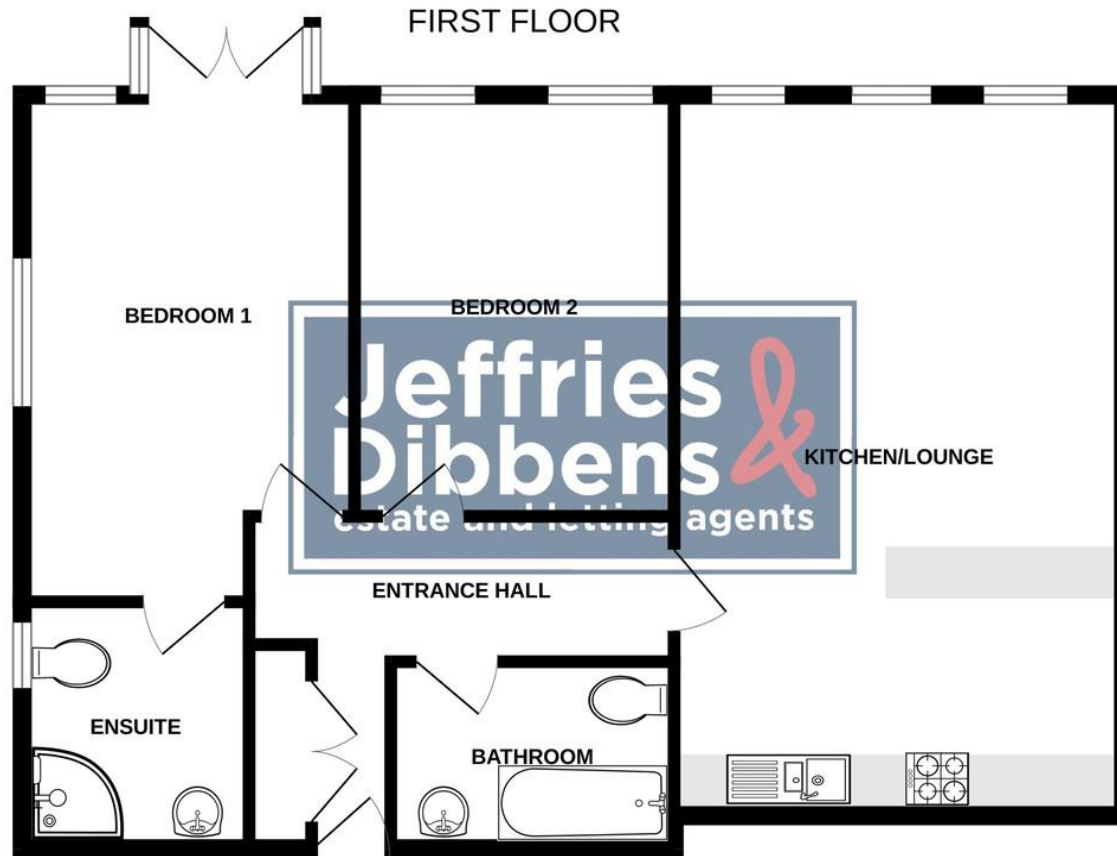
Ground Rent Charges: £300.00 per annum

Ground Rent Review Period: 2040

Service/Maintenance Charges: £1250.00 per annum

Building's Insurance Charges: £497.00 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**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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  
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