



**£215,000**

**Pinnova Place, Orchard Mead**

Berewood, PO7 3AE

## PROPERTY SUMMARY

Located on the popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this wonderful 2 bedroom ground floor flat own private door! This modern built property has a large number of benefits including a modern bathroom suite, 2 bedrooms, lounge and a fully fitted kitchen. Externally there is a communal garden and allocated parking. Pinnova Place is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us as sole agents today to avoid disappointment.





**ENTRANCE HALL** Door from communal hallway, intercom entrance phone, radiator, cloaks cupboard, door to:

**BEDROOM 1** 11' 3" x 9' 0" (3.43m x 2.74m) Window to front aspect, radiator.

**BEDROOM 2** 11' 11" x 8' 6" (3.63m x 2.59m) Door with window in it to rear aspect, radiator.

**BATHROOM** Window to rear aspect, panelled bath with shower over, heated towel rail, W.C, wash hand basin, extractor fan.

**LOUNGE** 16' 6" x 9' 0" (5.03m x 2.74m) Window and door to front aspect, radiator, open to:

**KITCHEN/DINER** 12' 0" x 8' 6" (3.66m x 2.59m) Windows to rear and side aspect, radiator, spot lights, range of wall and base units with work surfaces over, integrated dish washer and washing machine, integrated fridge freezer, fitted oven, hob, and extractor hood with splash back, cupboard housing boiler.

**OUTSIDE** The property has allocated parking to the rear, bin and bike store, with communal gardens.

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

Freeholder/Managing Agent: Chelsea Heritage/Trinity Estates

Balance Of Lease: 988 (approx) years remaining

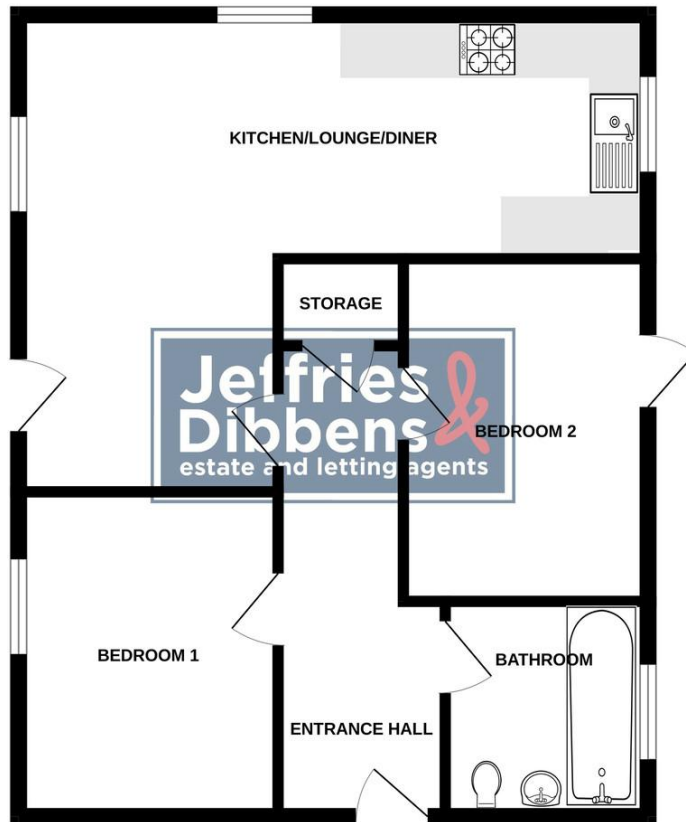
Service/Maintenance Charges: £186.44 (approx) per month

Ground Rent: £250.00 (approx) per annum

Building's Insurance Charges: Included in charges above

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.  
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**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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