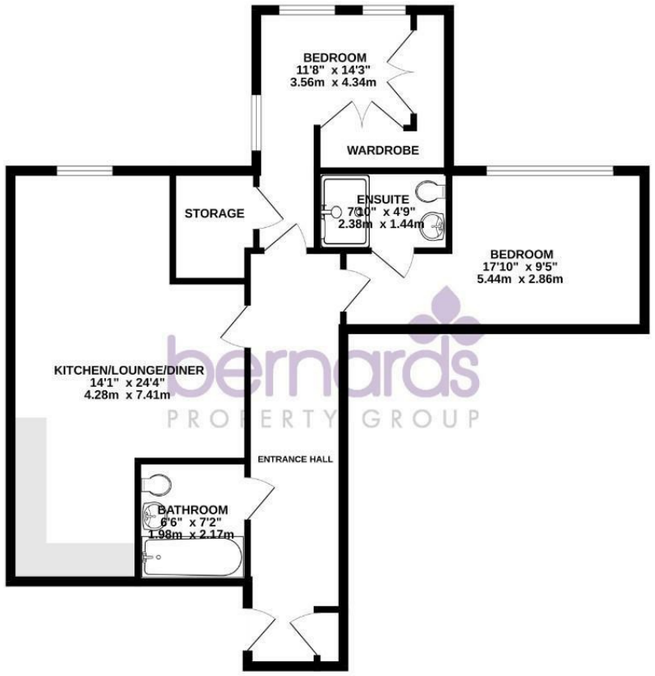
1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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 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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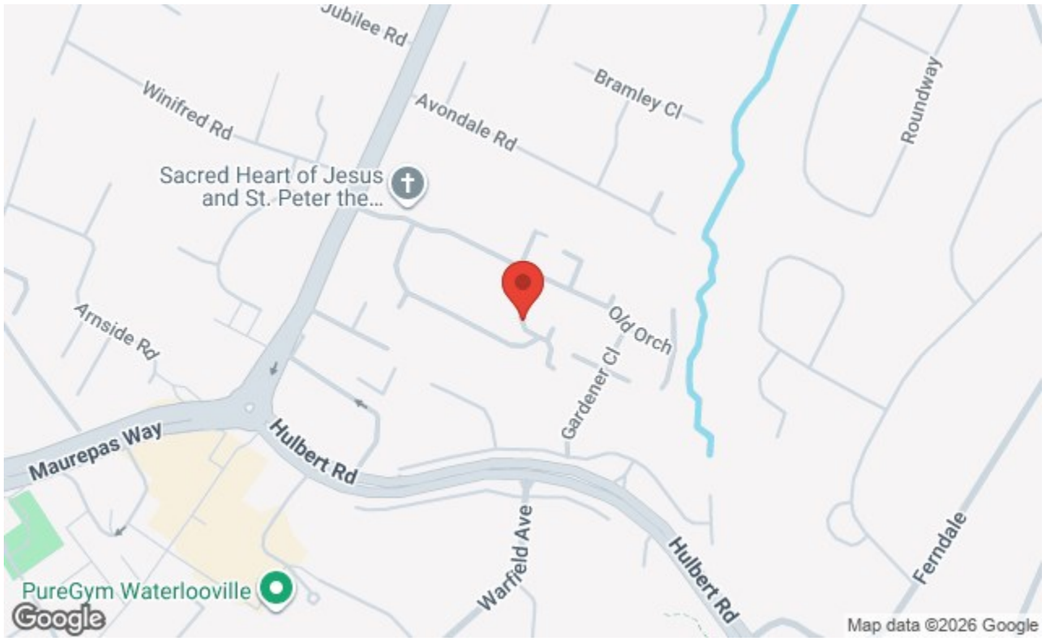

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £230,000

Abbess Way, Waterlooville PO7 7HJ

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THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- Two Bedrooms
- First Floor Apartment
- Grade II Listed
- Two Bathrooms
- Allocated Resident & Visitor Parking
- Modern & Fully Integrated Kitchen
- Communal Gardens
- Open-Plan Living
- Generously Sized
- A Must See Property!

This delightful two-bedroom Grade II listed apartment offers a perfect blend of character and modern living. Situated on the first floor, the property boasts an inviting entrance hall that leads into all rooms.

The open-plan kitchen, diner, and living room create a warm and sociable atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The modern fitted kitchen features integrated appliances, good worktop space and plenty of cupboards for storage.

The master bedroom features an ensuite shower room. The second bedroom, currently utilised as a dressing room, comes complete with built-in wardrobes, offering ample storage space and versatility for your needs. The family bathroom is fitted with a bath and an overhead shower, ensuring convenience for all residents.

Outside, the beautifully maintained communal gardens provide a tranquil escape, perfect for enjoying the outdoors. Additionally, the property includes allocated and visitor parking, making it convenient for both residents and guests.

This apartment is a rare find, combining historical charm with modern comforts in a sought-after location. Don't miss the opportunity to make this lovely flat your new home.

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02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/LOUNGE/DINER
14'0" x 24'3" (4.28m x 7.41m)

BEDROOM ONE
17'10" x 9'4" (5.44m x 2.86m)

ENSUITE
7'9" x 4'8" (2.38m x 1.44m)

BEDROOM TWO
11'8" x 14'2" (3.56m x 4.34m)

BATHROOM
6'5" x 7'1" (1.98m x 2.17m)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND
Havant Borough Council : BAND B

LEASEHOLD FURTHER INFORMATION
Lease Length: 114 Years Service Charges : £3539per annum including the ground rent charges
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

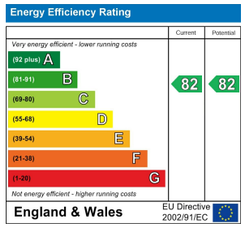
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Leasehold



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