



**£205,000**

**Atlanta House, Vancouver Avenue**

Waterlooville, PO7 5BF

## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented and spacious first floor apartment tucked away in a quiet cul-de-sac in Purbrook. The accommodation comprises of 2 double bedrooms, modern fitted kitchen, lounge/dining room and a modern bathroom suite. We feel this property is ideal for a first time or investment opportunity and internal viewings are very strongly recommended. The property also offers allocated parking, bike store and pleasant views over local green space. To arrange your viewing contact us as sole agents today!

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**HALLWAY** Window to rear aspect, radiator, two sets of storage cupboards.

**BEDROOM ONE** 11' 5" x 10' 4" (3.48m x 3.15m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM TWO** 17' 4" x 8' 0" (5.28m x 2.44m) Window to front aspect, radiator

**BATHROOM** Window to rear aspect, radiator, wash hand basin, panelled bath with shower over, W.C.

**LOUNGE/DINER** 15' 7" x 11' 7" (4.75m x 3.53m) Windows to side and front aspect, Juliette balcony to front aspect, two sets of radiators.

**KITCHEN** 10' 11" x 6' 2" (3.33m x 1.88m) Window to side aspect, space and plumbing for washing machine, space for fridge freezer, range of wall and base units incorporating sink unit with drainer, integrated oven with hob and extractor fan over.

## OUTSIDE

**PARKING** One allocated parking space, bike store, bin shed.

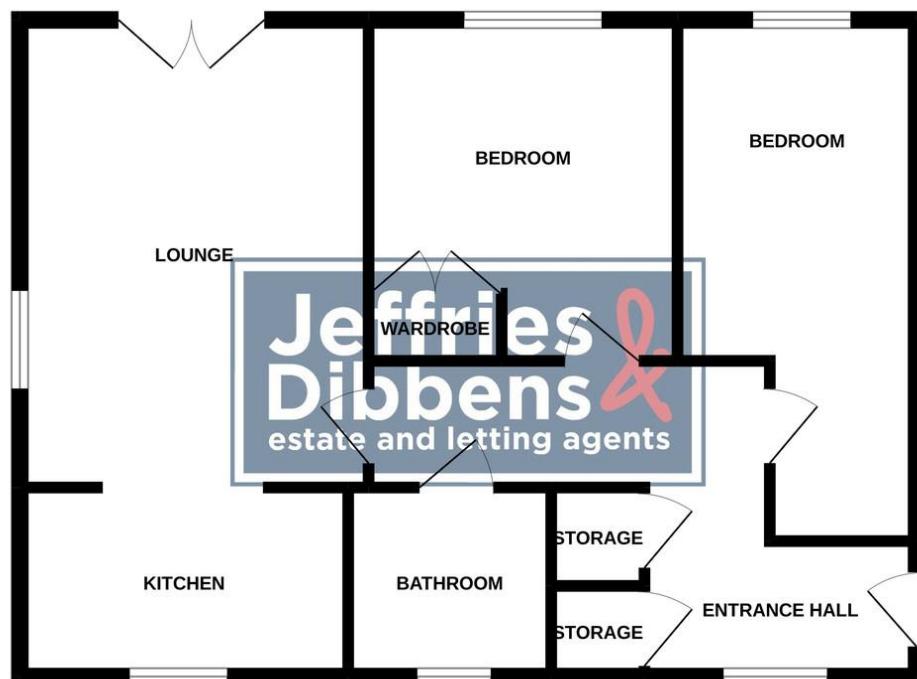
**AGENTS NOTE** Council tax band B

Monthly charge of approx. £160 to include maintenance, ground rent & insurance.

Approx 113 years remaining on the lease.



## FIRST FLOOR



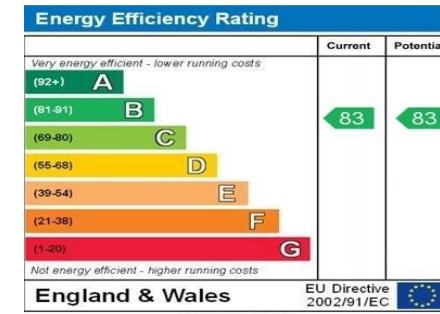
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used 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**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



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