

Guide Price of £250,000- £265,000

36 Pyrford Close

Waterlooville, PO7 6GJ

PROPERTY SUMMARY

Built only 5 years ago and benefitting from the remainder of the NHBC warranty, we are delighted to offer for sale this beautiful 2 bedroom first floor apartment in Cowplain. This stunning property has a host of benefits and internal viewings are essential to fully appreciate all that is on offer. The property boasts 2 double bedrooms, 2 bathroom suites and a wonderful open plan lounge and modern fitted kitchen with built in appliances. Externally there is allocated parking and guest parking and a communal garden. The property is presented to a very high standard throughout and early interest is expected. To arrange your viewing contact Jeffries & Dibbens on 02392 231 100.

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ENTRANCE HALL 9' 11" x 3' 7" (3.02m x 1.09m) Intercom system, thermostat, spot lighting, solid oak flooring, door to:

STORAGE CUPBOARD Housing electrical meters, storage area.

BATHROOM 11' 2" x 5' 3" (3.4m x 1.6m) Window to front aspect, tiled floor to ceiling, extractor fan, heated towel rail, spot lighting, hand wash basin with mixer tap and cupboard under, panelled bath tub with double shower hoses and taps, WC.

MASTER BEDROOM 16' 7" x 11' 7" (5.05m x 3.53m) Window to rear aspect, radiator, panelling, spot lighting, door to:

ENSUITE Heated towel rail, extractor fan, tiled floor to ceiling, curved shower cubicle with double shower hose, hand wash basin with mixer tap and cupboard under, WC.

BEDROOM TWO 11' 2" x 8' 7" (3.4m x 2.62m) Window to front aspect, radiator, spot lighting, wooded beading, door to wardrobe.

KITCHEN/DINER/LOUNGE Windows to rear and front aspect, spot lighting, solid oak flooring, wooded beading, modern fitted kitchen with range of wall and base units with work surfaces over incorporating breakfast bar, composite 1 1/2 sink bowls with integral drainer, combi boiler with cupboard under, under counter lighting, integrated washer/dryer, integrated dishwasher, integrated wine cooler, induction hob with hood above, oven under, extractor fan.

OUTSIDE

PARKING 1 Allocated parking space, guest parking.

COMMUNAL GARDENS Large lawned area, storage shed and communal bin sheds.

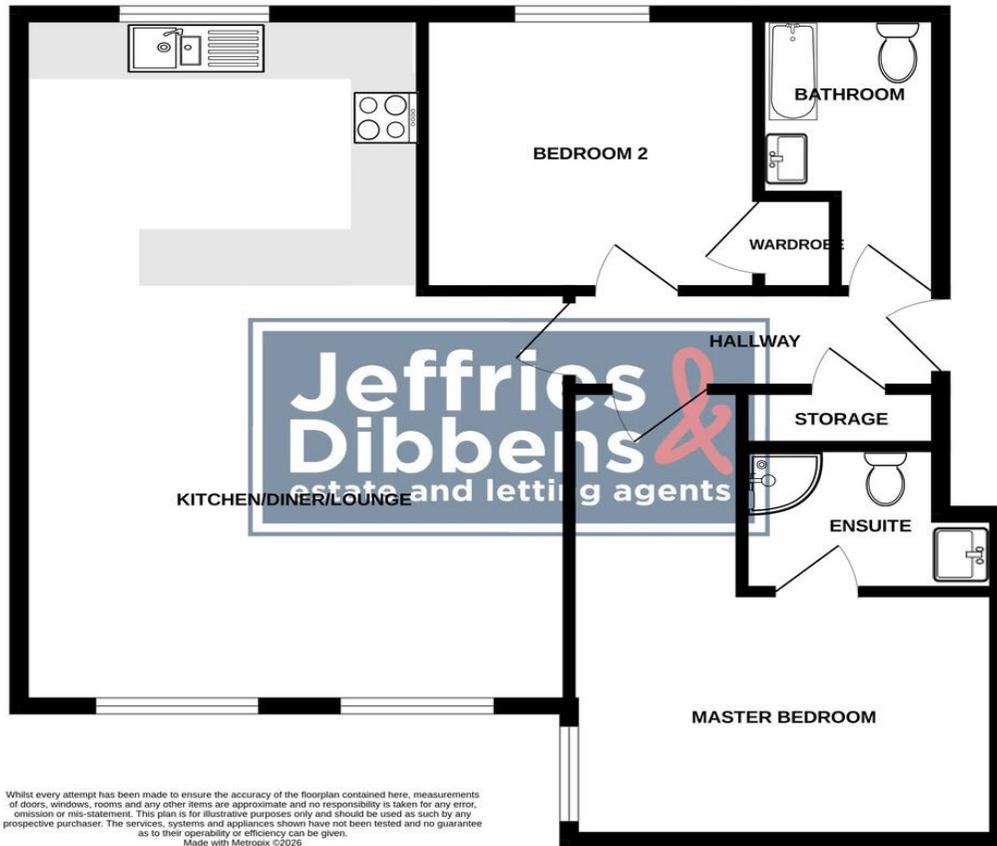
LEASE DETAILS These details have been given to the Agent from the current Vendor and will need to be checked at the point of sale.

Approx 121 years left on the lease

Service charge £1000 PA

Ground Rent £200 PA





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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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