



**NESBITT & SONS**  
ESTATE AGENTS



**36 Chapel Court Pyrford Close, Waterlooville, PO7 6GJ**

**Guide price £250,000**

**\*\* GUIDE PRICE £250,000 TO £265,000 \*\***

Welcome to this superb purpose-built first-floor apartment located in the desirable Chapel Court on Pyrford Close, Waterlooville. This modern residence boasts a high specification throughout, making it an ideal choice for those seeking comfort and style.

As you enter, you are greeted by a spacious open-plan living room and kitchen, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and dining areas, creating a warm and inviting atmosphere. The kitchen is well-equipped and to a high standard, providing an excellent space for culinary enthusiasts.

The apartment features two well-proportioned bedrooms, with the stunning master bedroom benefiting from an en-suite bathroom, offering a private retreat for relaxation. The second bedroom is versatile and can be



## Communal Entrance

Entrance Hallway 9'11 x 3'7 (3.02m x 1.09m)



Family Bathroom Suite 11'2 max x 5'3 max (3.40m max x 1.60m max)



Master Bedroom 16'7 max x 11'7 max (5.05m max x 3.53m max)



## En-Suite



Bedroom Two 11'2 x 8'7 (3.40m x 2.62m)



Open Plan Living/Dining Room/Kitchen



Living Room 14'4 x 11'7 (4.37m x 3.53m)



Kitchen 11'6 x 10'1 (3.51m x 3.07m)



Outside

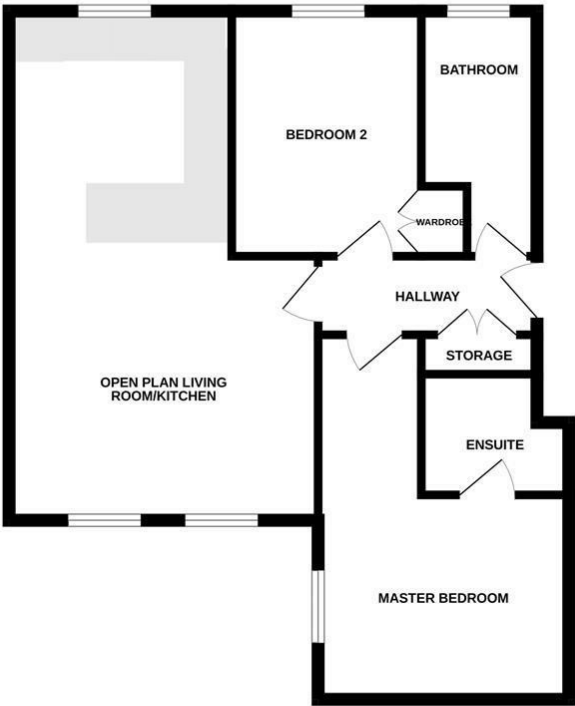
Communal Garden



Allocated Parking Space

Floor Plan

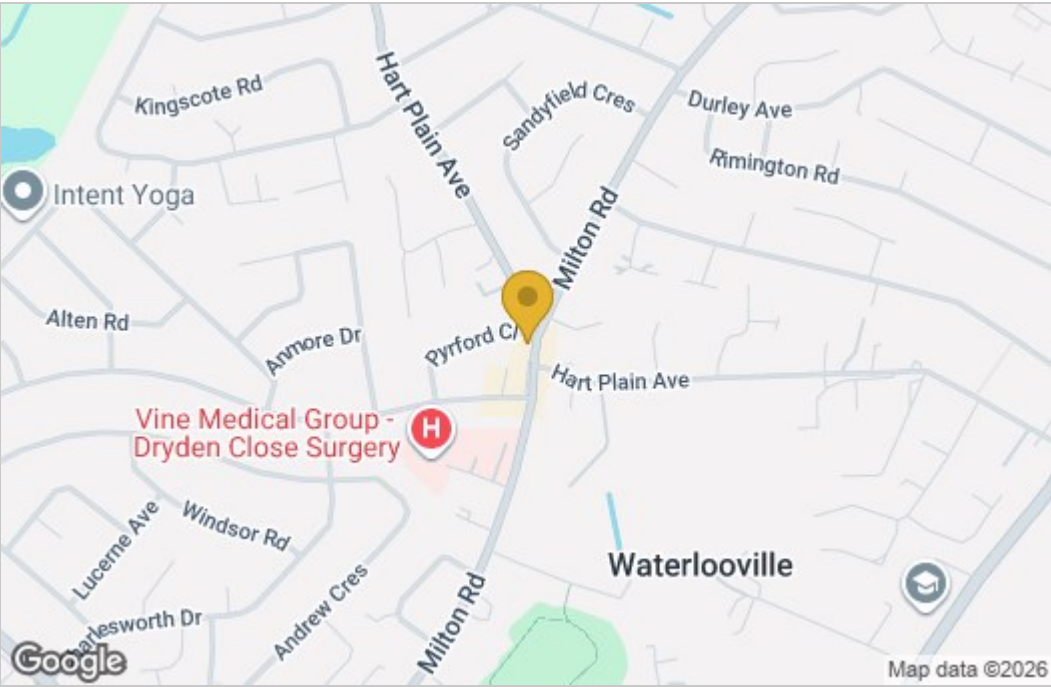
GROUND FLOOR



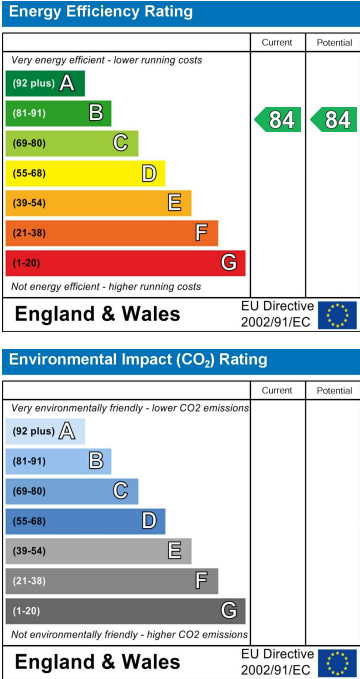
2 BEDROOM APARTMENT

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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Area Map



Energy Efficiency Graph



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