



WAINWRIGHT ESTATES

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (2020)

Energy performance certificate (EPC)

Flat 8 Nightingale Lodge 10 Parnell Road WATERLOOVILLE PO8 8AW	Energy rating C	Valid until: 14 September 2032
		Certificate number: 9674-3020-5201-2572-3204

Property type	Ground-floor flat
Total floor area	53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

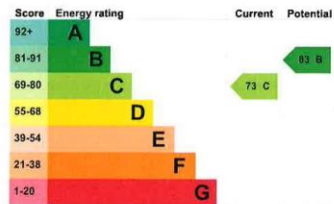
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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8 Nightingale Lodge, Padnell Road

Cowplain, Waterlooville PO8 8AW

Price: £158,600

DESCRIPTION

Nightingale Lodge is a charming development of just 19 retirement apartments and is situated in the heart of Cowplain, with bus routes and local amenities only a few minutes away. This exceptionally well-presented apartment is conveniently located on the ground floor. Upon entry to the flat there is a spacious hallway with a large storage cupboard which houses the utilities, and benefits from fitted shelving, hanging rail and lighting. The lounge/dining area has ample space and double aspect windows making it a particularly light and airy room. There is also a double-glazed door leading to the private patio area, which has a pleasant southerly aspect. The modern kitchen is accessed via the lounge and integral appliances include a fridge, freezer, eye level oven, and four ring hob with extractor canopy. The bedroom is a large double and has two sets of fitted mirror fronted wardrobes, as well as a separate fitted cupboard with shelving. The shower room comprises WC, walk in shower with grab rail and pull-down seat, sink set in vanity unit, heated towel rail and extractor fan. Other features of the property include double glazing, economy 7 heating, intercom entry system and emergency alarm/call system. There is lift and stair access to the first floor laundry room and pre-bookable guest suite (guest suite is chargeable). There is also a mobility scooter store area, communal gardens and parking. Minimum age is 60 years. Pets may be allowed with permission from the managing agent. Internal viewing is essential.

ACCOMMODATION

LOUNGE: 17' 10" x 11' 7" (5.43m x 3.53m)

KITCHEN: 8' 4" x 7' 1" (2.54m x 2.16m)

BEDROOM: 12' 1" x 10' 0" (3.68m x 3.05m)

SHOWER ROOM: 6' 9" x 5' 6" (2.06m x 1.68m)

COMMUNAL AREAS



LAUNDERETTE

GUEST SUITE

OUTSIDE

RESIDENTS PARKING

COMMUNAL GARDEN

MOBILITY SCOOTER STORE AREA

LEASE INFORMATION

107 Years Remaining on the lease

Ground Rent: £700.00 per annum

Service Charges: £2984 per annum

