



**£190,000**  
**Apsley Lodge, London Road**  
Waterlooville, PO7 7WB

## PROPERTY SUMMARY

Located in the heart of Waterlooville and boasting enviable access to Waterlooville town centre, we are delighted to offer for sale this very well presented 2 bedroom first floor retirement apartment at Apsley Lodge. Built only 10 years ago by Churchill Retirement Homes this spacious apartment is offered for sale with no forward chain and internal viewings are strongly recommended. The property boasts 2 bedrooms, a wonderful fitted bathroom suite, en-suite facilities to the master bedroom, large lounge/diner and superb fitted kitchen with built in appliances. The property is nicely positioned within the complex and offers pleasant views. Apsley Lodge offers a residents lounge, guest suite, lifts to all floors, lodge manager 5 days a week, 24 hour careline system and residents parking (limited). To arrange your viewing contact us as sole agents today.





**COMMUNAL ENTRANCE** Security entrance, residents lounge, stairs and lifts to all floors, house manager, kitchen area.

**ENTRANCE HALL** Radiator, large walk in airing cupboard with internal lighting, storage cupboard, doors to:

**BEDROOM 1** 16' 02 max" x 9' 02" (4.93m x 2.79m) Window to front aspect, radiator, built in wardrobes, door to:

**ENSUITE** 7' 09" x 7' 08" (2.36m x 2.34m) Window to front aspect, heated towel rail, shower cubicle, hand wash basin and WC with vanity surrounds and cupboards, fitted mirrored wall unit with lighting, fully tiled.

**BEDROOM 2** 16' 02 max" x 9' 07" (4.93m x 2.92m) Window to front aspect, radiator.

**BATHROOM** 6' 09" x 5' 07" (2.06m x 1.7m) Heated towel rail, extractor, panelled bath with shower over, WC and hand wash basin with vanity surround and cupboards under, fitted mirrored wall unit with lighting, fully tiled.

**LOUNGE/DINER** 23' 06" x 10' 07 max" (7.16m x 3.23m) Window to front aspect, radiator, electric fire with surround, storage cupboard, door to:

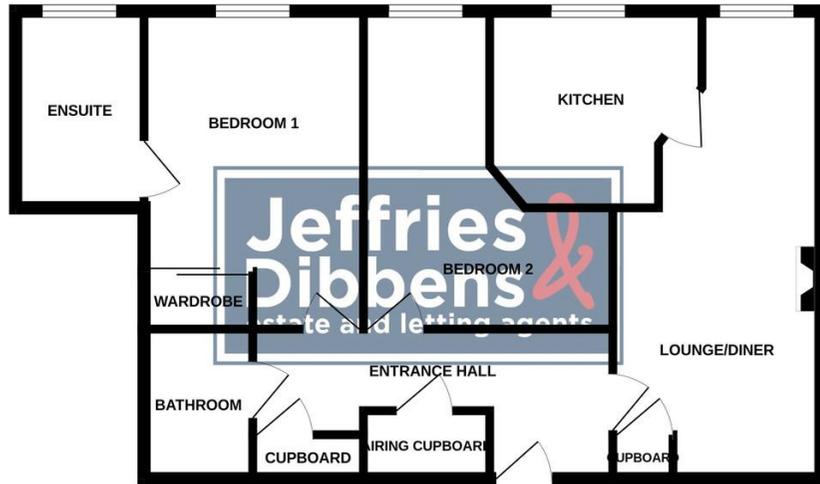
**KITCHEN** 8' 01" x 7' 07" (2.46m x 2.31m) Window to front aspect, modern range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob, extractor, fridge, freezer and washing machine, spot lighting.

**OUTSIDE** Communal Gardens, mobility scooter garages.

**PARKING** There is limited parking available to residents with a permit on a first come first serve basis.

**LEASE DETAILS** Approx 115 years remaining on the lease. The monthly service charge is approximately £571 and this includes ground rent and all utilities except electricity

FIRST FLOOR



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 purchasers. 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	82	82
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

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