

1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



Offers In Excess Of £220,000

Beulah Court, Waterlooville PO7 7YD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ ENSUITE TO MASTER
- ❖ TWO PARKING SPACES
- ❖ NEW BUILD ESTATE
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ NO WORK NEEDED
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ FIRST FLOOR
- ❖ A MUST VIEW

\*\*\*ALLOCATED PARKING & GARAGE! ENSUITE TO MASTER!\*\*\*

\*VIDEO TOUR AVAILABLE\*

Bernards Waterlooville are delighted to introduce this immaculate two bedroom, first floor apartment on a sought after new build development.

Complete with two parking spaces including a garage, this modern apartment would make a perfect acquisition for a first time

buyers, down-sizers and investors alike, it is also located overlooking a large field, making it fantastic for walks.

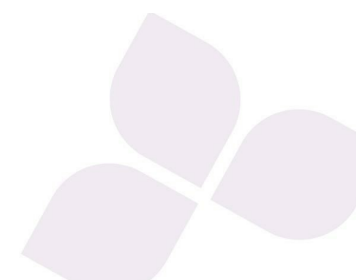
The property has space in abundance, with an open plan lounge/diner which is neutrally decorated, which has an opening to the kitchen.

The property has two double bedrooms with the master boasting its own ensuite

Completing the property is the modern fitted bathroom.



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE/DINER**  
24'2" x 14' (7.37m x 4.27m)

**KITCHEN**  
16'2" x 8' (4.93m x 2.44m)

**BEDROOM ONE**  
13'9" x 9'11" (4.19m x 3.02m)

**ENSUITE**  
3'7" x 9'10" (1.09m x 3.00m)

**BEDROOM TWO**  
9'4" x 10'9" (2.84m x 3.28m)

**BATHROOM**  
6'9" x 6'1" (2.06m x 1.85m)

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## COUNCIL TAX BAND B

## OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## RENTAL INFORMATION

If you are considering buying this property for buy to let purposes, we would expect to achieve £ 950PCM. This would give you 4.9% gross return based on the current asking price. If you would like any further information about lettings or what services our in house teams can offer please call your local office on 02392232888 or email [waterlooville@bernardsestates.co.uk](mailto:waterlooville@bernardsestates.co.uk)



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



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