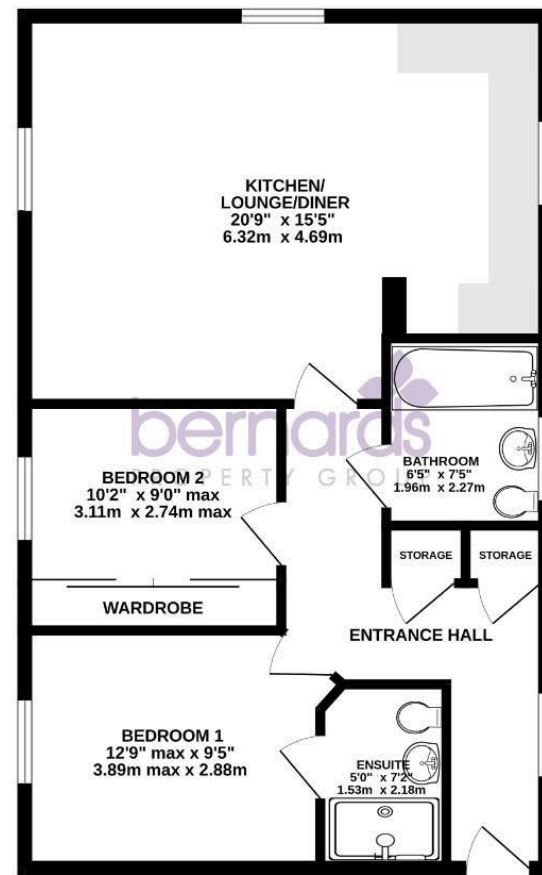
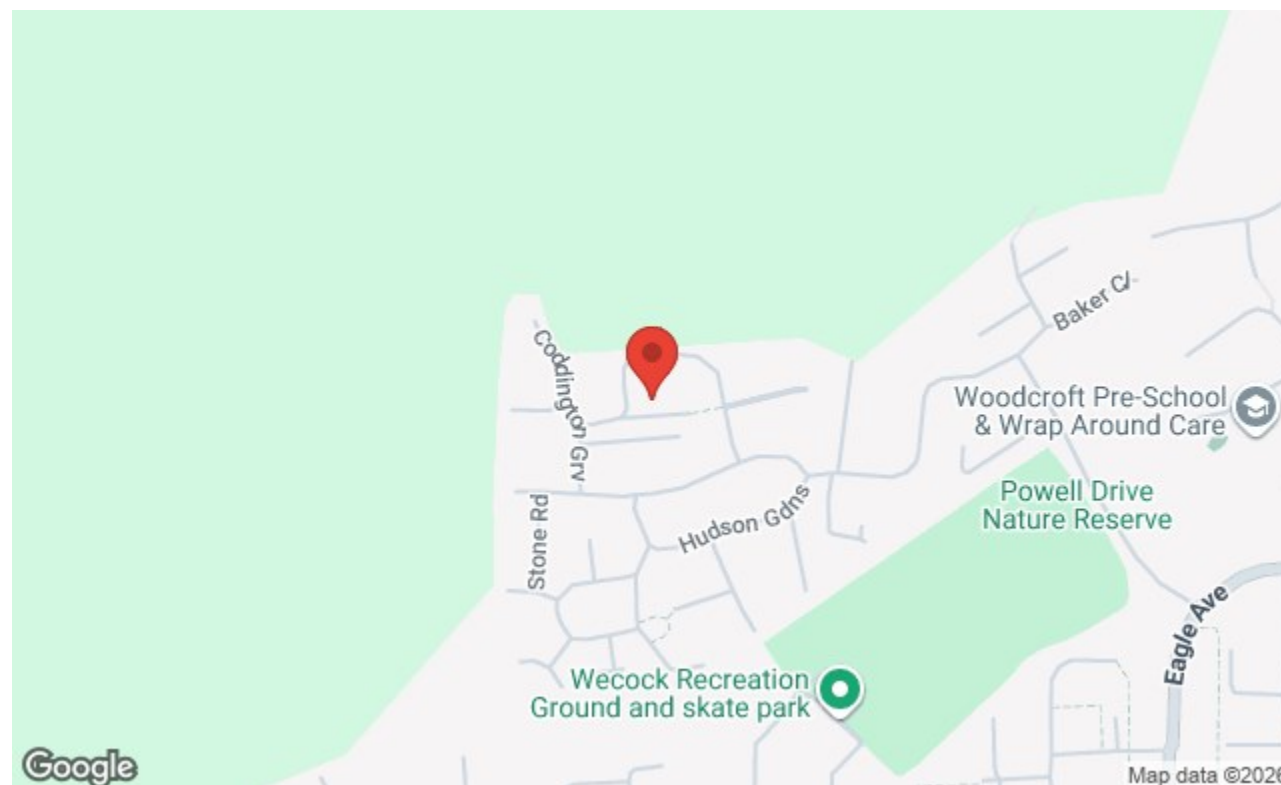


1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.  
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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £220,000

Coddington Grove, Waterloooville PO8 9ZE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ APARTMENT
- ❖ KITCHEN/LOUNGE/DINER
- ❖ BATHROOM
- ❖ ENSUITE
- ❖ FIRST FLOOR
- ❖ GARAGE AND PARKING
- ❖ NO CHAIN
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Situated in Cowplain, this delightful two-bedroom first-floor apartment presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property is in great condition, ensuring a smooth transition for its new occupants.

Upon entering, you will find a spacious living area that invites natural light, creating a warm and welcoming atmosphere. The master bedroom boasts an ensuite bathroom, providing added privacy and convenience. The second bedroom is well-proportioned, making it ideal for guests, a home office, or a child's room.

The apartment also features a second bathroom, which is particularly beneficial for families or those who enjoy hosting visitors. One of the standout features of this property is the inclusion of parking and a garage, offering secure storage and ease of access for your vehicle.

With no chain involved, this property is ready for immediate occupancy, allowing you to settle in without delay. Whether you are looking to invest or find a new home, this apartment is a splendid choice that combines comfort, convenience, and modern living. Do not miss the chance to make this lovely flat your own.

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



# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Havant borough council.  
BAND : C

## MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and

timely manner.

Please ask a member of staff for further details!

## KITCHEN/LOUNGE/DINER

20'8" x 15'4" (6.32 x 4.69)

## BEDROOM ONE

12'9" x 9'5" (3.89 x 2.88 )

## BEDROOM TWO

10'2" x 8'11" (3.11 x 2.74)

## BATHROOM

6'5" x 7'5" (1.96 x 2.27)

## EN SUITE

5'0" x 7'1" (1.53 x 2.18)

## LEASE INFORMATION

Lease Length :

Ground Rent : £ Peppercorn  
Service Charge : £1100 (Fixed)

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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