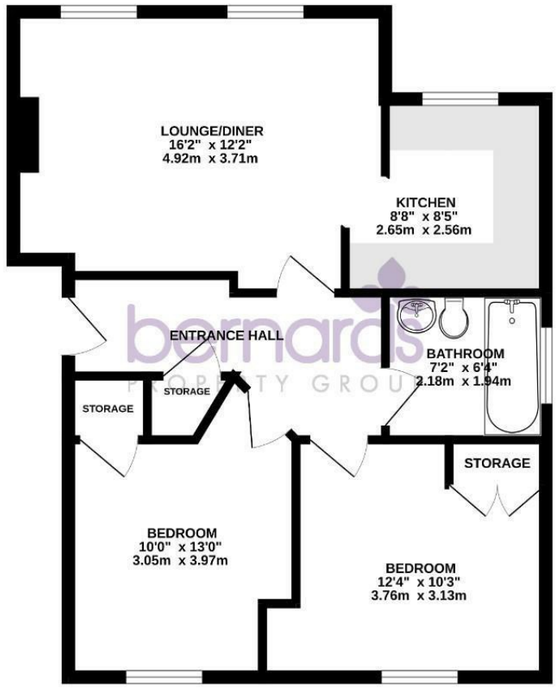
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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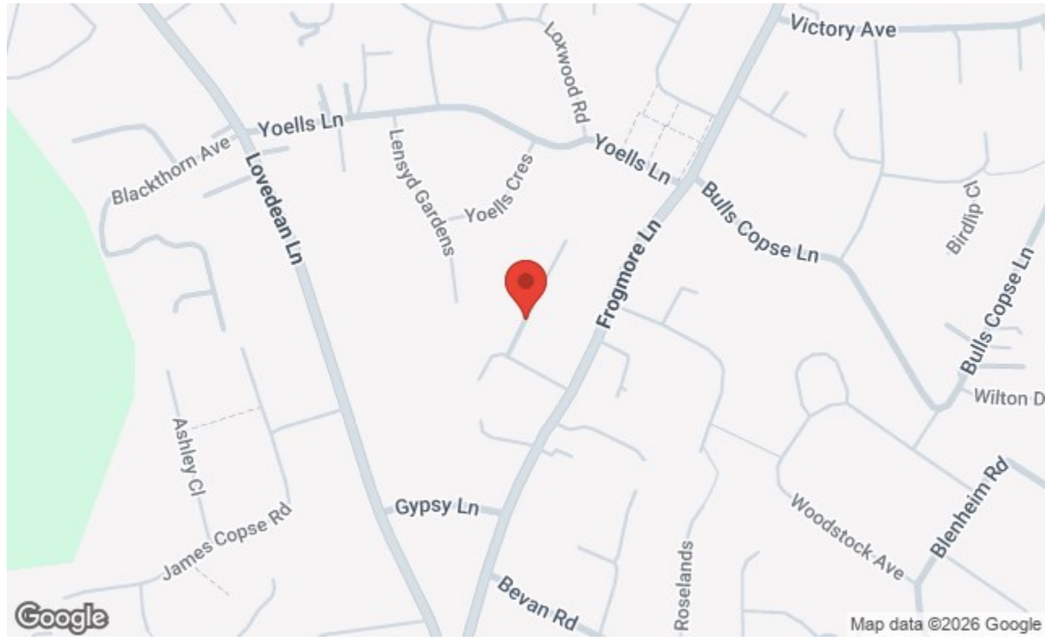

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £220,000

Willowside, Waterlooville PO8 9AQ

bernards THE ESTATE AGENTS



2 | 1 | 1

HIGHLIGHTS

- NO ONWARD CHAIN
- TWO LARGE DOUBLE BEDROOMS
- TOP FLOOR
- LOUNGE/DINER
- FITTED WARDROBES
- PRIVATE ROAD
- PRIVATE GARDEN
- ALLOCATED PARKING
- OUTDOOR STORAGE SHED
- LOW COST MAINTENENCE CHARGES

Welcome to this charming top floor flat located in the desirable area Lovedean, situated in a quiet private cul-de-sac. Built in 2008, this purpose-built property offers a modern living experience with the added benefit of no onward chain, making it an ideal choice for first-time buyers or those looking to downsize.

The flat features a spacious lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits. With two comfortable bedrooms, this home is well-suited for small families, couples, or individuals seeking extra space.

One of the standout features of this property is the private garden, offering a delightful outdoor space to enjoy fresh air and sunshine. Additionally, the flat comes with allocated parking for one vehicle, ensuring convenience for residents alongside three extra visitors parking bays making it easy for guests to park. There is also an outdoor storage shed, providing extra space for your belongings.
Storage is also provided throughout the property including two fitted wardrobes and a large partially boarded loft space.

This property is not only practical but also benefits from its location in Waterlooville, which boasts a range of local amenities, schools, and transport links. Whether you are looking to enjoy the tranquillity of suburban living or the vibrancy of nearby city life, this flat offers the perfect balance.

In summary, this two-bedroom top floor flat in Willowside is a wonderful opportunity for those seeking a modern, low-maintenance home with outdoor space and convenient parking. Do not miss the chance to make this delightful property your own.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER
16'1" x 12'2" (4.92 x 3.71)

KITCHEN
8'8" x 8'4" (2.65 x 2.56)

BEDROOM 1
12'4" x 10'3" (3.76 x 3.13)

BEDROOM 2
10'0" x 13'0" (3.05 x 3.97)

BATHROOM
7'1" x 6'4" (2.18 x 1.94)

PRIVATE GARDEN

ALLOCATED PARKING

OUTDOOR STORAGE SHED

COUNCIL TAX BAND
The local authority is Havant borough council. BAND : B YEARLY £1721

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 your 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!

LEASE INFORMATION
Management Company :
Lease Length : Circa 106 years
Ground Rent : £256.75 per annum
Estate Charge : £257.36 per annum
Maintenance : £728.39 per annum

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.



















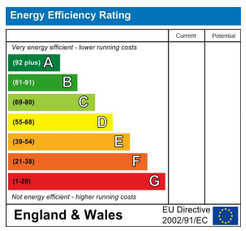

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