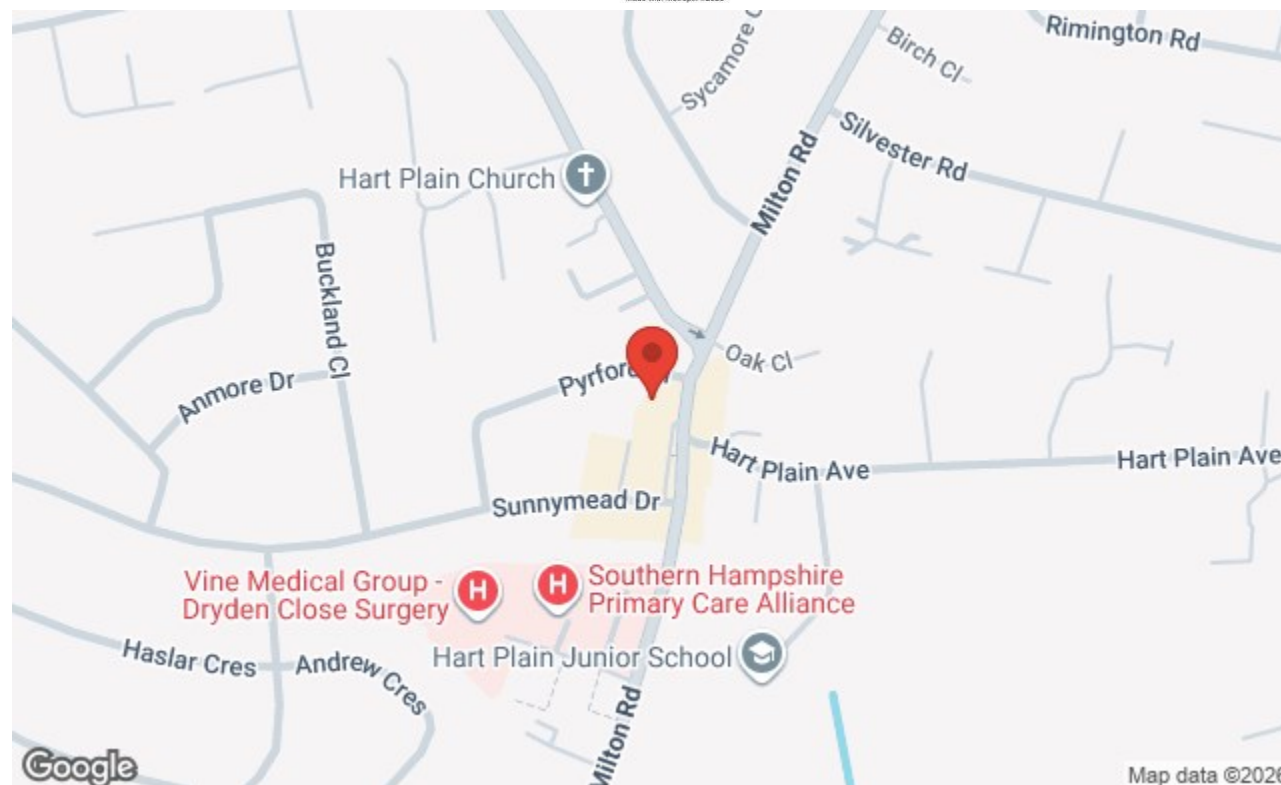


1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
While 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 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 £200,000

Pyrford Close, Waterloooville PO7 6GJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ ENSUITE TO MASTER
- ❖ OFF ROAD PARKING
- ❖ FAMILY BATHROOM
- ❖ OPEN PLAN LIVING
- ❖ CLOSE TO AMENITIES
- ❖ COMMUNAL GARDENS
- ❖ OUTSIDE STORAGE
- ❖ VIEWING ADVISED
- ❖ NO CHAIN

Situated in Pyrford Close, Waterloooville, this superb two-bedroom apartment is an excellent opportunity for those seeking a modern and convenient living space. Offered with no forward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that provides access to all areas of the flat. Straight ahead, you will find a well-appointed family bathroom, perfect for relaxation. To your left, the two bedrooms await, with the master bedroom benefiting from its own ensuite, ensuring privacy and comfort.

To the right, the open-plan kitchen diner and lounge create a spacious and inviting

atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The kitchen features a breakfast bar, making it a delightful space for casual dining.

The apartment is immaculately presented, showcasing modern finishes and a thoughtful layout that maximises space and light. Outside, you will find off-road parking, a communal garden, and a storage shed for your convenience.

This property is a fantastic choice for first-time buyers, downsizers, or investors alike. We highly recommend viewing this delightful apartment to fully appreciate its charm and potential. Don't miss out on this wonderful opportunity to secure a lovely home in a sought-after area.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE DINER

16'6" x 17'9" (5.03 x 5.42)

BEDROOM ONE

9'6" x 15'9" (2.90 x 4.82)

BEDROOM TWO

6'9" x 12'5" (2.06 x 3.81)

ENSUITE

6'10" x 3'2" (2.10 x 0.99)

BATHROOM

9'5" x 5'1" (2.88 x 1.57)

COUNCIL TAX BAND B

The local authority is Havant borough council.
BAND : YEARLY £:
MONTHLY £:

LEASE INFORMATION

Management Company :
Lease Length : Circa years
Ground Rent : £ per annum
Service Charge : £ per month

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.

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!



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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