

GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq ft (52.1 sq m) approx.  
 Whilst 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.  
 Made with: floorplan 1/2023



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



Guide Price £130,000

Hulbert Road, Waterloooville PO7 7FH



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMANT
- ❖ FIRST FLOOR
- ❖ OPEN PLAN LIVING
- ❖ LARGE BEDROOM
- ❖ MODERN BATHROOM
- ❖ FITTED KITCHEN
- ❖ NEARBY PARKING
- ❖ LIFT TO ALL FLOORS
- ❖ WALKING DISTANCE TO LOCAL SHOPS
- ❖ TENANT IN SITU - INVESTORS ONLY

This spacious, one-bedroom, first floor apartment is located within the highly sought-after Raebarn House development in the heart of Waterloooville.

With a tenant in situ this is perfect for investors looking to extend their port folio. This beautifully presented apartment offers a fantastic blend of modern living and convenience.

Internally, the property boasts a bright and generously sized open-plan living space, combining a sleek, modern fitted kitchen with a comfortable lounge area. The contemporary shower room is fully tiled and finished

to a high standard, offering both style and practicality.

A true highlight of the home is the bedroom, measuring an impressive seven metres in length. This expansive room provides ample space for a large bed, wardrobes, and additional furnishings, while maintaining a sense of comfort and tranquillity.

Positioned to overlook Waterloooville's High Street, the apartment makes for convenient location, just moments from shops, cafés, and local amenities. Nearby parking is available with permit options, offering added convenience for residents.

Call today to arrange a viewing  
 02392 232 888

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# PROPERTY INFORMATION

**BEDROOM**  
23'3" x 8'6" (7.11 x 2.60)

**LIVING ROOM**  
19'7" x 11'10" (5.99 x 3.63)

**BATHROOM**  
8'6" x 6'3" (2.60 x 1.91)

**HALLWAY**  
8'0" x 7'4" (2.45 x 2.26)

**MORTGAGE SERVICES**  
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.

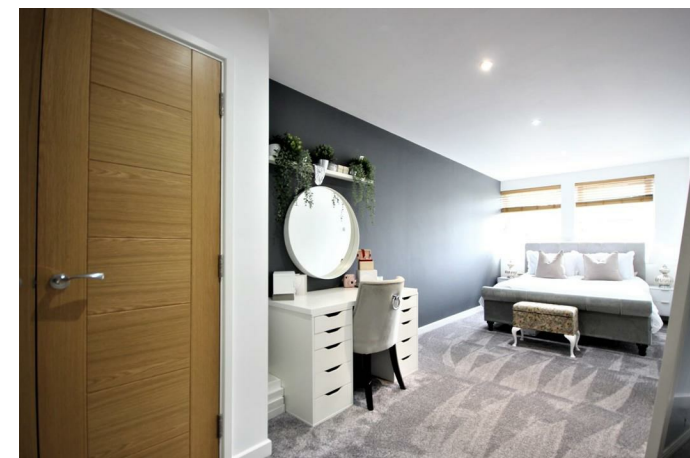
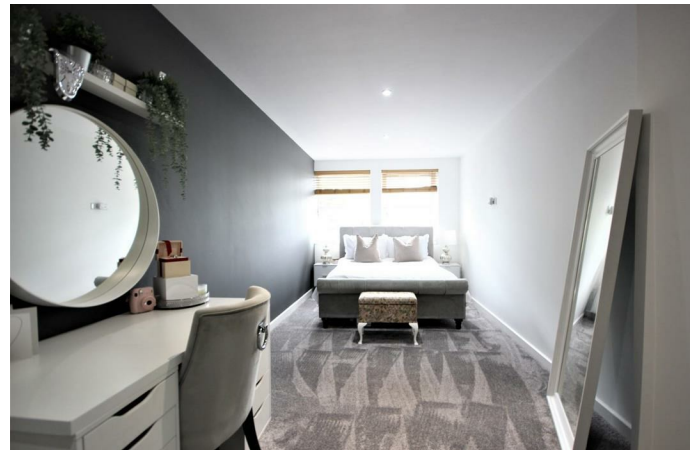
**REMOVALS**  
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**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!

**COUNCIL TAX BAND**  
The local authority is Havant Borough Council.  
BAND : A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	72
(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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