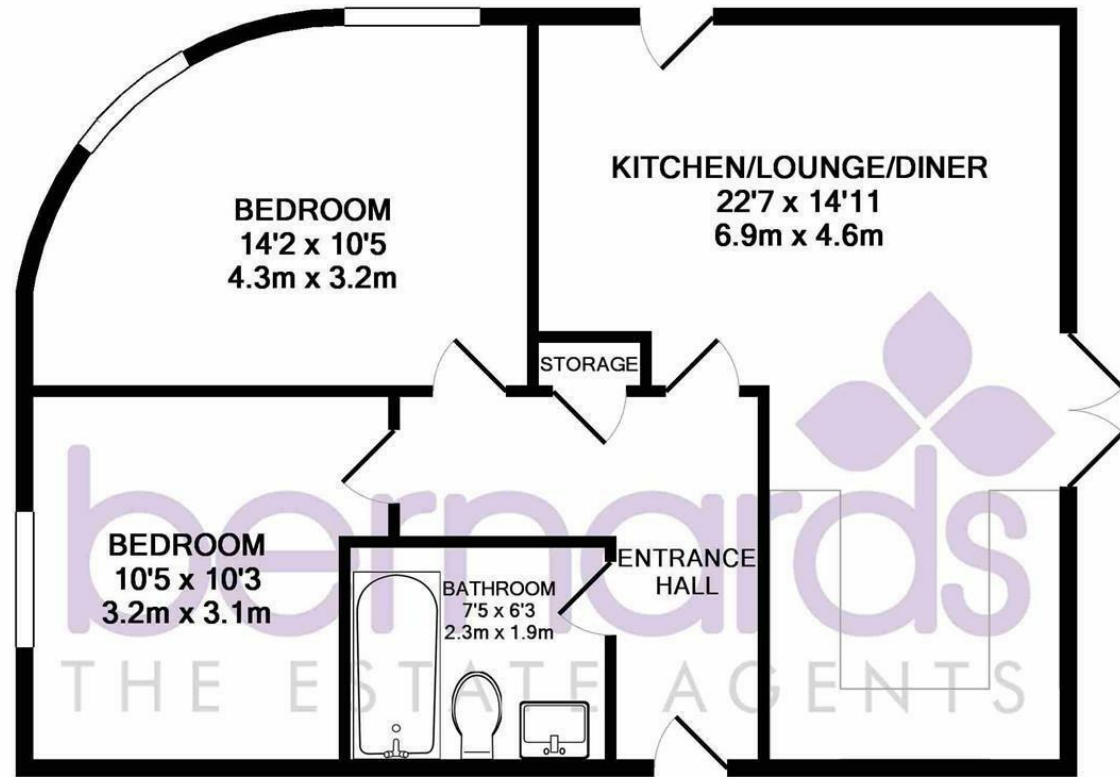




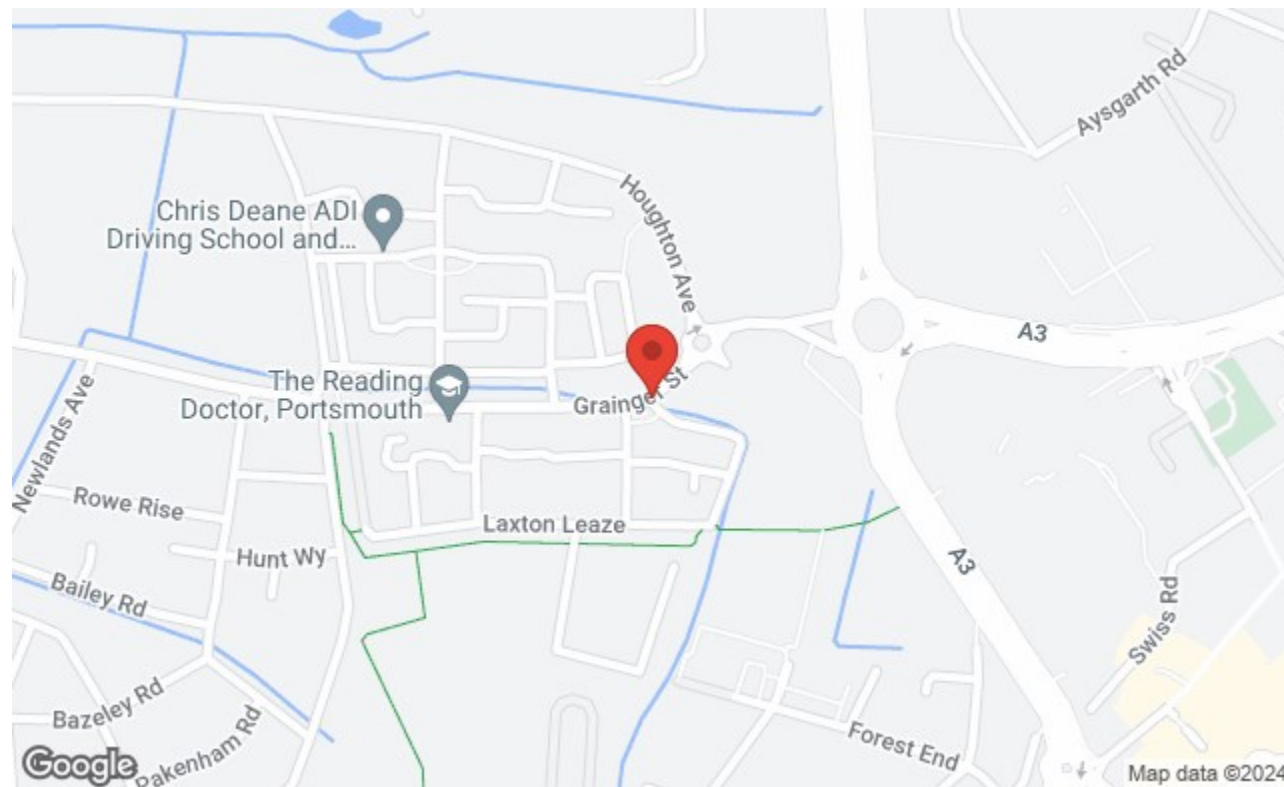
Offers In Excess Of £210,000

Grainger Street, Waterlooville PO7 3AT



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOM APARTMENT
- ❖ GROUND FLOOR
- ❖ PRIVATE ENTRY
- ❖ COMMUNAL GARDENS
- ❖ OFF ROAD PARKING
- ❖ IDEAL INVESTMENT
- ❖ SOUGHT AFTER ESTATE
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW

We are delighted to introduce this immaculate two bedroom apartment, situated on the highly sought after Berewood Estate

Complete with parking and an outside storage shed, this modern apartment would make a perfect acquisition for first time buyers and investors alike.

The property has space in abundance, with a open plan kitchen/lounge/diner which is neutrally decorated, the kitchen is fitted with a range of base and wall units, with space for appliances.

The property has two bedrooms which are both double in size and with the

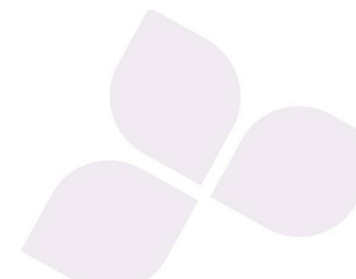
master having huge character in the form of a curved wall feature

Completing the property is the modern fitted bathroom, with a panel bath with shower over and heated towel rail.

Further benefits include dual temperature controls meaning you can control the bedrooms independently from the living area creating a wonderful homely feel.

This stunning apartment would be perfect for first time buyers, combining its location, size and having off road parking, we strongly recommend booking an early viewing to avoid disappointment.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
22'7" x 14'11" (6.88m x 4.55m)

BEDROOM ONE
14'2" x 10'5" (4.32m x 3.18m)

BEDROOM TWO
10'5" x 10'3" (3.18m x 3.12m)

BATHROOM
7'5" x 6'3" (2.26m x 1.91m)

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. Bernard's 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.

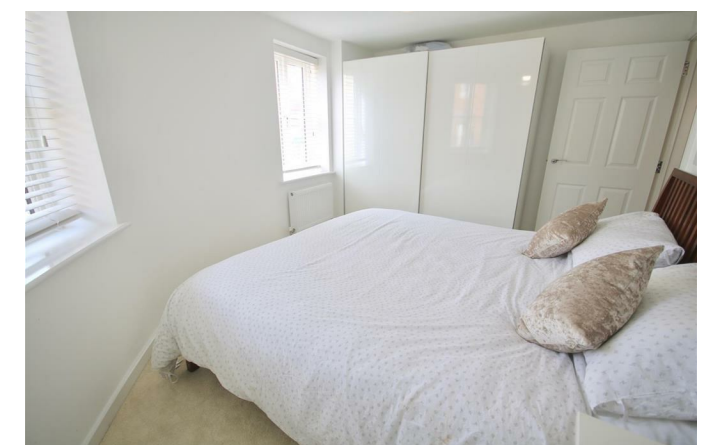
ANTI-MONEY LAUNDERING (AML)

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

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		87	87
(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			

Scan here to see all our properties for sale and rent



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