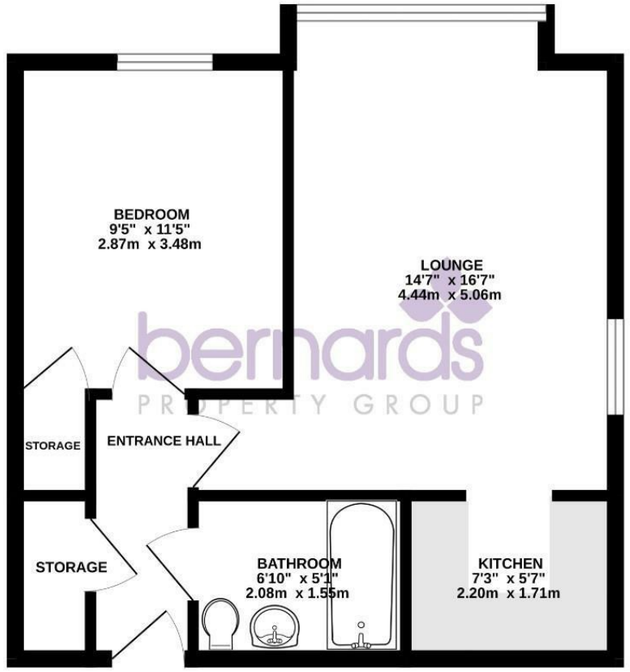
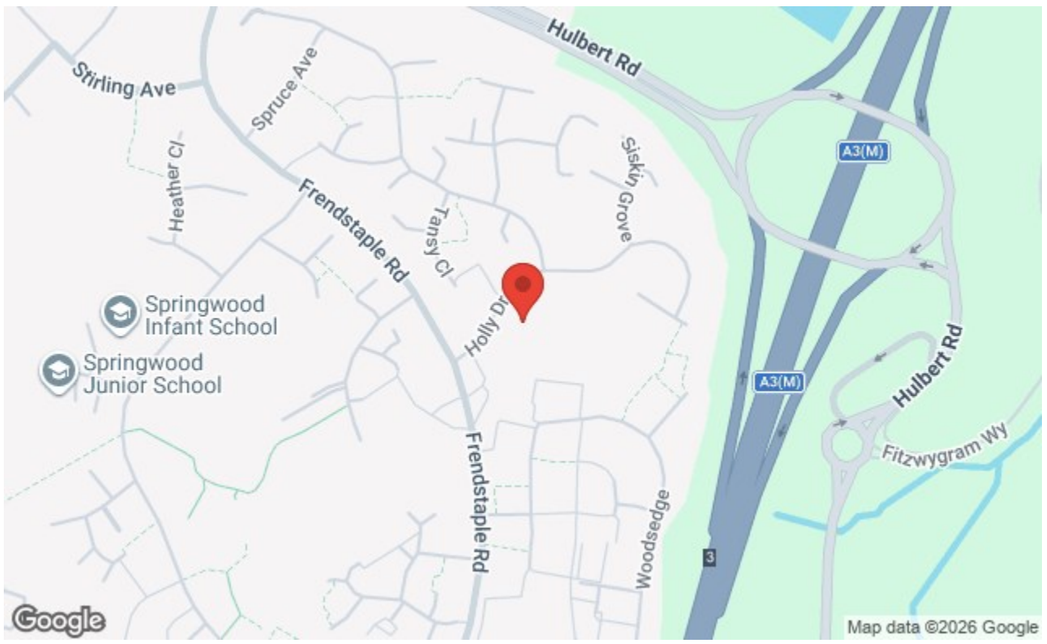
GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.




TOTAL FLOOR AREA : 440 sq.ft. (40.8 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

# Guide Price £65,000

Holly Drive, Waterlooville PO7 8HS

bernards
THE ESTATE AGENTS




1 1 1

## HIGHLIGHTS

- NO FORWARD CHAIN
- CLOSE TO AMENITIES
- OVER 55'S
- GROUND FLOOR
- OFF ROAD PARKING
- COMMUNAL GARDENS
- LAUNDRY ROOM
- ONE BEDROOM
- COUNCIL TAX BAND A
- VIEWING ADVISED

We are delighted to present this fantastic one-bedroom ground floor apartment located on Holly Drive in Waterlooville, specifically designed for the over 55s. This charming property offers a comfortable and convenient living space, perfect for those seeking a peaceful retirement.

Upon entering the apartment, you will find the bathroom conveniently situated to your right, providing easy access. To your left, there is a practical storage cupboard, ideal for keeping your belongings organised. Straight ahead, you will find the entrance to the spacious bedroom, which offers a serene retreat for relaxation.

Adjacent to the bedroom is the inviting living room, a perfect space for entertaining guests or enjoying quiet evenings at home. The living room also provides access to the well-appointed kitchen, which is designed to meet your culinary needs with ease.

This apartment not only offers a comfortable living environment but also benefits from its ground floor location, making it easily accessible. The surrounding area of Waterlooville is known for its friendly community and convenient amenities, ensuring that you have everything you need within reach.

This property is an excellent opportunity for those looking to downsize or enjoy a more manageable living space in a welcoming environment. We encourage you to arrange a viewing to fully appreciate all that this lovely apartment has to offer.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE
14'6" x 16'7" (4.44 x 5.06)

## BEDROOM ONE
9'4" x 11'5" (2.87 x 3.48)

## KITCHEN
7'2" x 5'7" (2.20 x 1.71)

## BATHROOM
6'9" x 5'1" (2.08 x 1.55)

## COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : A YEARLY £1475

## LEASE INFORMATION
Lease Length : TBC
Service Charge : £300 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.

## 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!

## 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.











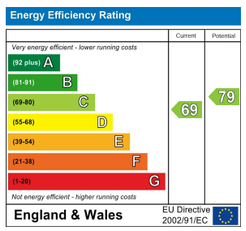













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