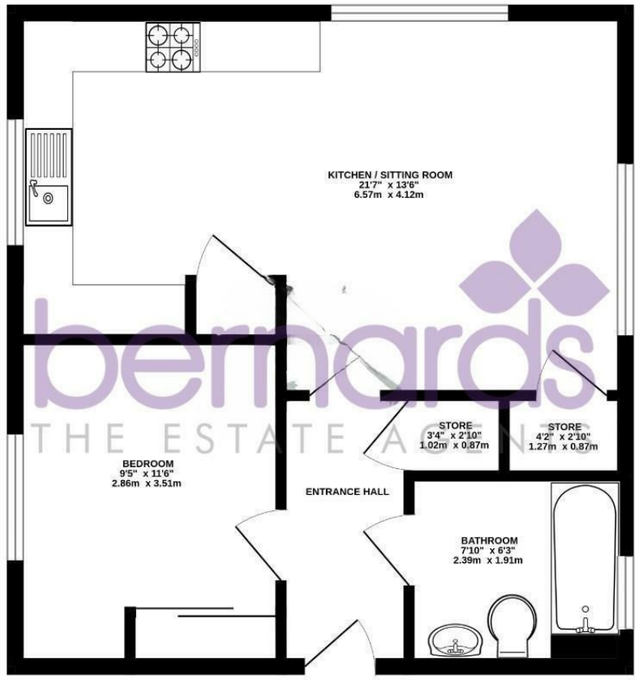
FIRST FLOOR



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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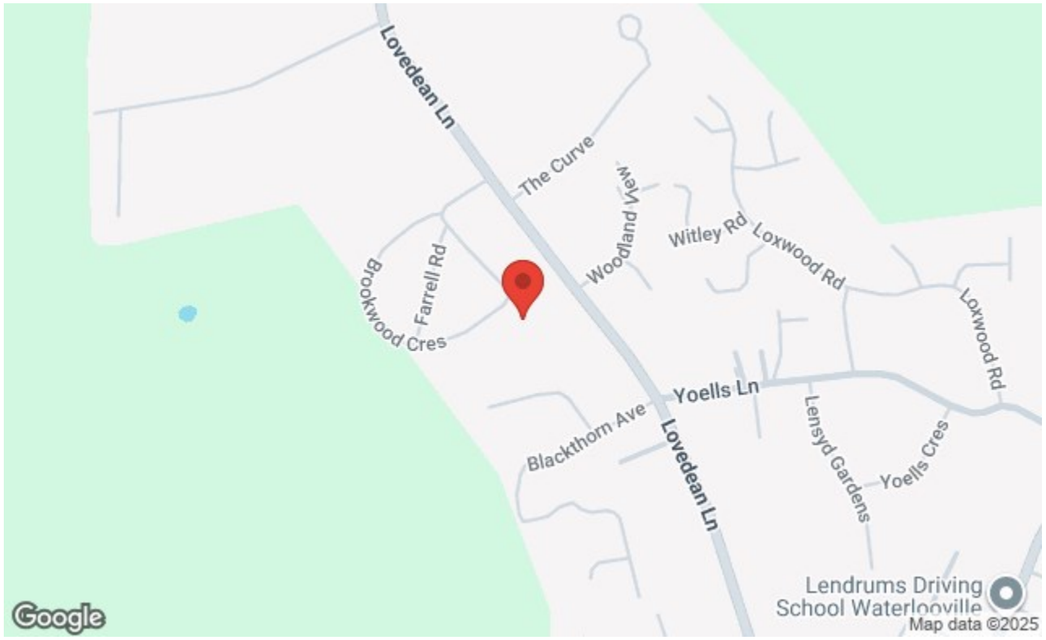

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Guide Price £195,000

Millers Fields, Waterlooville PO8 9WF

bernards THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- ONE BEDROOM
- APARTMENT
- KITCHEN/SITTING ROOM
- BATHROOM
- QUITE LOCATION
- FIRST TIME BUY
- INVESTMENT
- OFF ROAD PARKING
- CLOSE TO AMENTIES
- A MUST VIEW

This one-bedroom first floor apartment is located in a desirable and peaceful position within Lovedean, offering fantastic transport links to London via the A3(M) and surrounded by established greenery creating a pleasant outlook. Local amenities are a short walking distance for optimum convenience and the property is being offered with no forward chain. An early viewing is advised to fully appreciate what this property has to offer.

Upon entry to the property via a modern style composite front door, an expansive communal entrance hall is shared by only four apartments. This leads up via a wide staircase to Flat 20 which is situated to the right at the apex. Once inside, a central entrance hall leads through to a spacious open plan living room/kitchen with neutral decoration throughout. Whilst beautifully light, the living accommodation exudes natural light source from the multi-orientation windows. The kitchen is arranged in a U-shape configuration to maximise the worksurface available and finished in a cashmere matt contemporary cabinetry style. Integrated cooking and utility appliances are also available. The bedroom sits adjacent to the kitchen on the left upon entry to the property, benefitting from a generous size and to include built-in wardrobes for storage. The bathroom facilities include bath with shower over and WC with vanity sink basin. Externally, the apartment also benefits from a lockable bike storage unit and further bin store for practicality. There is one allocated parking space and ample visitors bays are also available.

SUMMARY OF FEATURES: One Bedroom First Floor Apartment; Open Plan Living Room/Kitchen; Peaceful & Desirable locality in Lovedean; Walking Distance to Local Shops & Amenities; Direct Transport Links to London via A3(M); South Westerly Side & Rear Orientation; EPC Rating B

GENERAL INFORMATION: TENURE: Leasehold; SERVICES: All mains services connected; LOCAL AUTHORITY: Havant Borough Council; TAX BAND: A

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02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : A

LEASE INFORMATION
Lease Length : 143
Ground Rent : £150
Service Charge : £2185
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.

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!

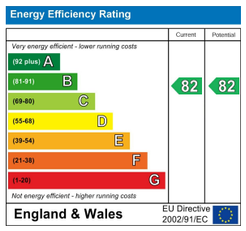
KITCHEN/SITTING ROOM
21'6" x 13'6" (6.57 x 4.12)

BEDROOM
9'4" x 11'6" (2.86 x 3.51)

BATHROOM
7'10" x 6'3" (2.39 x 1.91)

STORE
3'4" x 2'10" (1.02 x 0.87)

STORE
4'1" x 2'10" (1.27 x 0.87)



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