## Stakes Road, Waterlooville, PO7

Approximate Area = 357 sq ft / 33.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1439607

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

FOR SALE

## Guide Price £160,000

Stakes Road, Waterlooville PO7 5LX

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## HIGHLIGHTS

- GROUNDFLOOR
- ONE BEDROOM
- KITCHEN/DINER
- CHAIN FREE
- ALLOCATED PARKING
- CLOSE TO AMENITIES
- IDEAL FIRST TIME PURCHASE
- GREAT INVESTEMENT
- CLOSE TO PUBLIC TRANSPORT
- CALL NOW TO VIEW

Nestled in the heart of Waterlooville on Stakes Road, this charming ground floor one-bedroom flat presents an excellent opportunity for both first-time buyers and savvy investors. With a private entrance, the flat welcomes you into a well-designed lounge and kitchen area, perfect for relaxing or entertaining guests.

The property features a comfortable bedroom, providing a peaceful retreat, along with a conveniently located bathroom. The flat is sold with no forward chain, allowing for a smooth and hassle-free purchase process. Additionally, it comes with allocated parking for one vehicle, a valuable asset in this bustling area.

Situated close to the shopping precinct and with easy access to bus links, this flat offers both convenience and accessibility. With 99 years and 5 months remaining on the lease, this property is a fantastic choice for those looking to make their first step onto the property ladder or for those seeking a reliable investment opportunity.

Do not miss the chance to view this delightful flat in Waterlooville, where comfort and convenience meet.

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

# PROPERTY INFORMATION

### KITCHEN/DINER
16'3" x 15'2" (4.97 x 4.63)

### BEDROOM
10'2" x 9'6" (3.11 x 2.91)

### BATHROOM
6'9" x 4'11" (2.06 x 1.51)

### ANTI MONEY LAUNDERING HAVANT
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

### LEASEHOLD FURTHER INFORMATION
Lease Length: Years 99 Years and 5 months, The total costs of building insurance, grounds maintenance and the £50.00 ground rent over the past 3 years has been an average of £900.00.

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

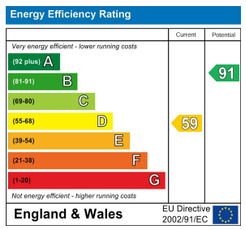
### OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### SOLICITOR QUOTES
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. Bernards 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.

### PROPERTY REMOVALS
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.

### 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!

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