


TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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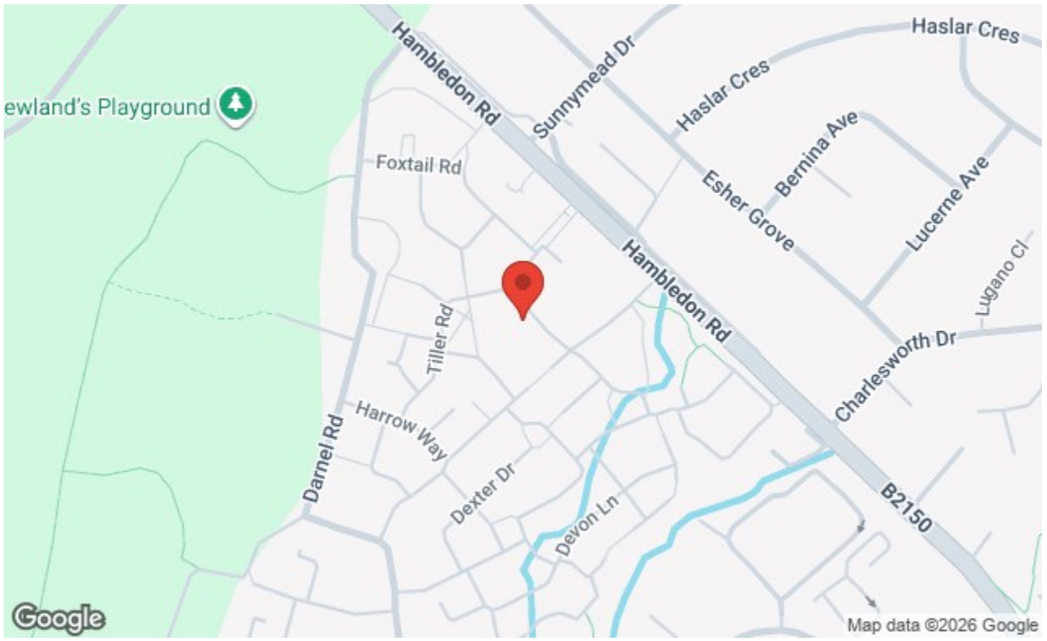


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Offers In Excess Of £180,000

Tiller Road, Waterlooville PO7 7BN

bernards
THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- First Floor
- Two Bedrooms
- Balcony
- Allocated & Visitor Parking
- Purpose Built Apartment
- Ensuite To Master
- Built In Storage
- Close To Amenities
- Neutrally Decorated
- A Must See!

Marketed with no forward chain, we are delighted to introduce this fantastic opportunity to purchase this two-bedroom first floor apartment.

This modern, neutrally decorated property has a spacious lounge/ diner which measures over 18ft and is flooded with natural light from the double doors leading onto your own private balcony. The kitchen is a good size with space for all kitchen appliances and offers a great amount of storage and worktop space.

The property has a good size master bedroom with an ensuite shower room with a heated towel rail. The second bedroom offers space for a double bed plus other storage and furniture.

Completing this apartment is a modern fitted bathroom, with a panel bath with shower over. The property comes with two allocated parking spaces at the rear with a communal bike store and bin shed. With the added benefits of the visitors parking, it is never an issue you will have.

This apartment would make a perfect purchase for any first time buyer or investor alike so please call Bernards now to arrange you accompanied viewing.

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

# PROPERTY INFORMATION

**ENTRANCE HALL**

**LOUNGE/DINER**
18'6" x 17'10" (5.64m x 5.45m)

**KITCHEN**
12'7" x 8'0" (3.84m x 2.46m)

**BALCONY**

**BEDROOM ONE**
14'7" x 10'8" (4.47m x 3.27m)

**ENSUITE**
7'4" x 4'0" (2.24m x 1.23m)

**BEDROOM TWO**
11'0" x 10'5" (3.37m x 3.18m)

**BATHROOM**
10'7" x 5'10" (3.23m x 1.78m)

**ANTI MONEY LAUNDERING**
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

**COUNCIL TAX BAND**
BAND B

**LEASEHOLD FURTHER INFORMATION**
Lease Length: 111 Years Remaining
Ground Rent: £263.56 per annum
Service Charge: £218.30 per calendar month
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.

**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!

**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.

**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.

**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.

**TENURE OF PROPERTY**
Leasehold



















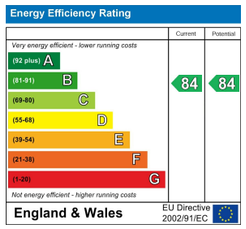


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