

£140,000

Hulbert Road, Waterlooville PO7  
7FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ FIRST FLOOR
- ❖ OPEN PLAN LIVING
- ❖ LARGE BEDROOM
- ❖ MODERN BATHROOM
- ❖ FITTED KITCHEN
- ❖ NEARBY PARKING
- ❖ LIFT TO ALL FLOORS
- ❖ WALKING DISTANCE TO LOCAL SHOPS
- TOWN CENTER

This spacious, one-bedroom, first floor apartment is located within the highly sought-after Raebarn House development in the heart of Waterlooville.

Perfectly suited to first-time buyers, investors, or those looking to downsize, this beautifully presented apartment offers a fantastic blend of modern living and convenience.

Internally, the property boasts a bright and generously sized open-plan living space, combining a sleek, modern fitted kitchen with a comfortable lounge area. The contemporary shower room is fully tiled and finished to a high standard, offering both style and practicality.

A true highlight of the home is the bedroom, measuring an impressive seven metres in length. This expansive room provides ample space for a large bed, wardrobes, and additional furnishings, while maintaining a sense of comfort and tranquillity.

Positioned to overlook Waterlooville's High Street, the apartment makes for convenient location, just moments from shops, cafés, and local amenities. Nearby parking is available with permit options, offering added convenience for residents.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## BEDROOM

23'3" x 8'6" (7.11 x 2.60)

## LIVING ROOM

19'7" x 11'10" (5.99 x 3.63)

## BATHROOM

8'6" x 6'3" (2.60 x 1.91)

## HALLWAY

8'0" x 7'4" (2.45 x 2.26)

## Mortgage Services

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.

## Offer Check

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can **v e r i f y** your financial/Mortgage situation.

## 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!

## Council Tax Band

The local authority is Havant Borough Council.  
BAND : A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

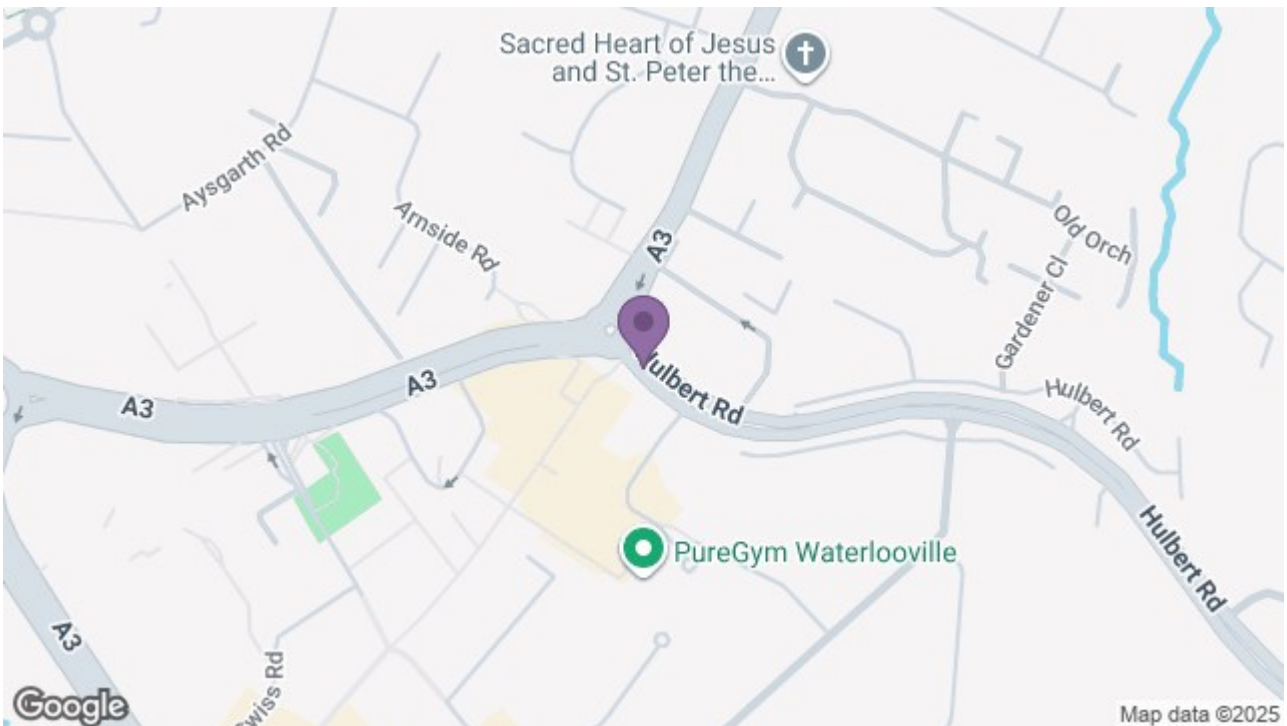


GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.1 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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