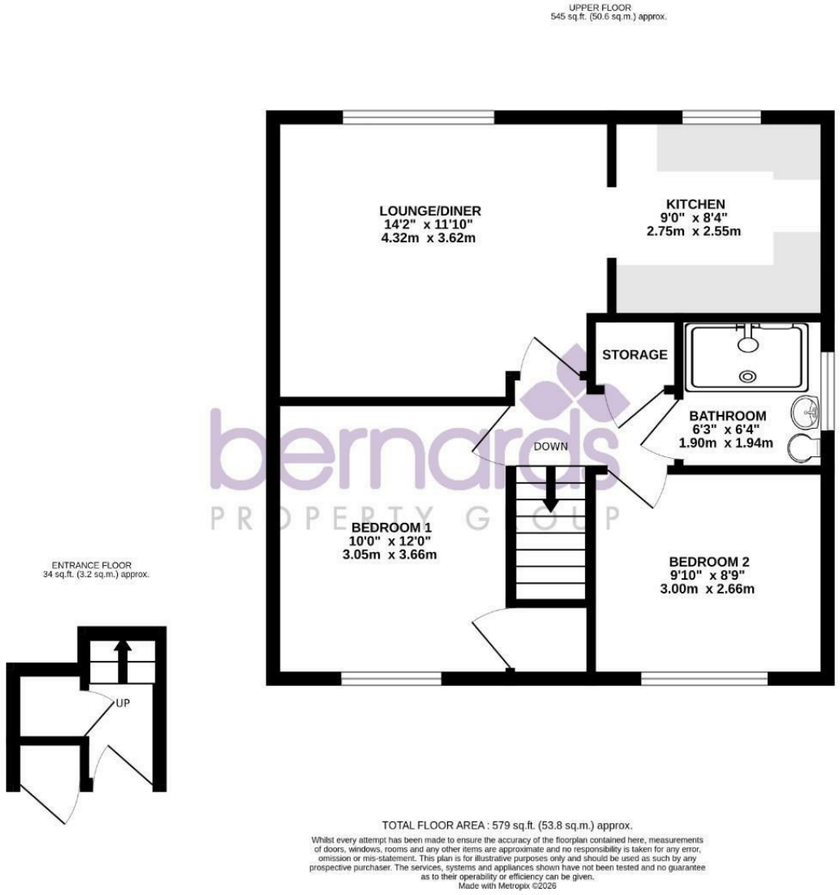


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Offers In Excess Of £130,000

Rookwood View, Waterlooville PO7 6HT

bernards THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- TWO BEDROOM
- FIRST FLOOR
- RETIREMENT FLAT
- LOUNGE/DINER
- FITTED KTICHEN
- SHOWER ROOM
- COMMUNAL GARDENS
- OVER 55'S
- NO CHAIN
- VIEWING ADVISED

Welcome to this charming first-floor retirement flat located in the serene area of Rookwood View, Denmead, Waterlooville. Designed specifically for those aged 55 and over, this delightful property offers a comfortable and secure living environment, perfect for enjoying your golden years.

The flat features a spacious lounge/diner, providing an inviting space for relaxation and socialising with friends and family. The separate kitchen is well-equipped, allowing for easy meal preparation and culinary creativity. With two bedrooms, there is ample room for guests or the possibility of creating a personal study or hobby space.

The shower room is designed for easy access, ensuring convenience and safety for all residents. This thoughtful layout enhances the overall functionality of the flat, making it an ideal choice for those seeking a low-maintenance lifestyle.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for those looking to settle into their new home without delay.

Situated in a peaceful community, this retirement flat offers a perfect blend of comfort and accessibility, making it an excellent choice for anyone looking to embrace a relaxed lifestyle in a supportive environment. Do not miss the opportunity to make this lovely flat your new home.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## STAIRS TO FIRST FLOOR

## LOUNGE/DINER
14'2" x 11'10" (4.32 x 3.62)

## KITCHEN
9'0" x 8'4" (2.75 x 2.55)

## BEDROOM 1
10'0" x 12'0" (3.05 x 3.66)

## BEDROOM 2
9'10" x 8'8" (3.00 x 2.66)

## BATHROOM
6'2" x 6'4" (1.90 x 1.94)

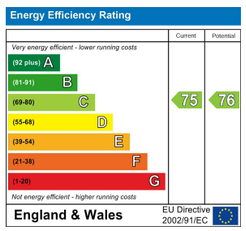
## COUNCIL TAX BAND B
The local authority is Havant borough council.
BAND : B YEARLY £1751

## 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.

## OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

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