



## Cherry Tree Apartments 82 Hambledon Road , Waterlooville, PO7 6UP

**£170,000**

A well presented one double bedroom first floor apartment. Perfect for first-time buyers, investors or downsizers. Benefiting from a share of the freehold, loft, balcony and allocated parking.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The apartment features a well appointed bathroom and a spacious bedroom, ensuring ample room for both rest and privacy. The property is enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this apartment is the lovely balcony that overlooks the communal gardens, where you can enjoy watching the local wildlife, including playful squirrels. The large communal gardens provide a serene outdoor space, perfect for leisurely strolls or enjoying a sunny afternoon. Additionally, there is an outdoor shed for extra storage needs.

This property comes with the added benefit of allocated parking, making it convenient for residents and guests alike. With a share of the freehold, there is no ground rent to worry about, and the low service charge of £125 per month is split among just ten flats, making it an economical choice. The lease has an impressive duration of 103 years, providing peace of mind for future homeowners.

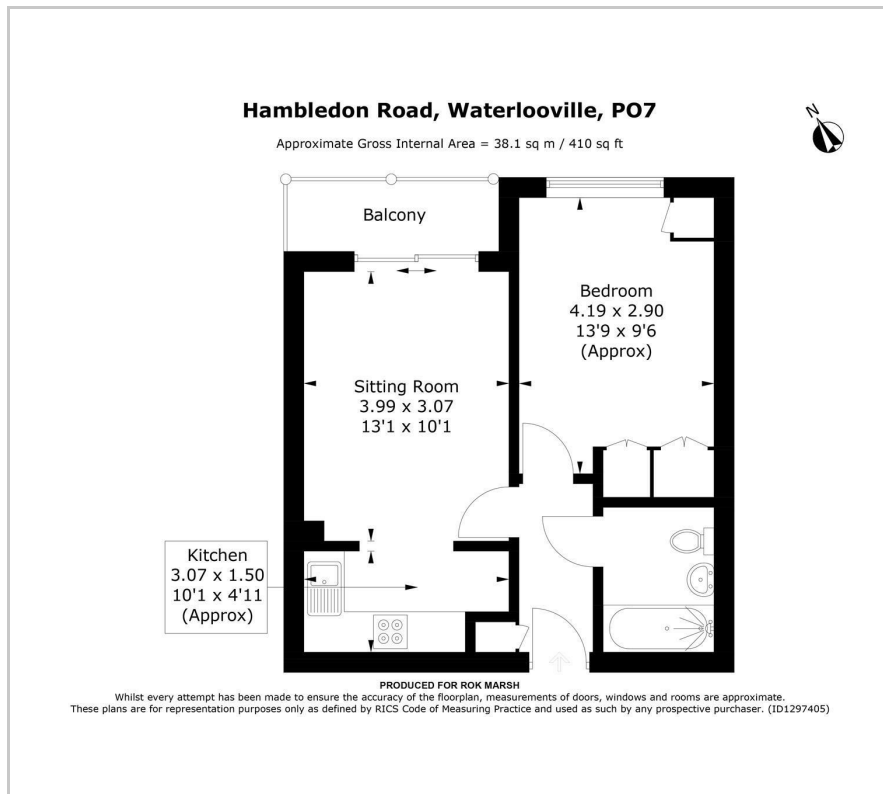
With an EPC rating of C and a council tax band of B, this apartment is not only a comfortable living space but also a practical investment. Whether you are a first-time buyer or looking to downsize, this charming flat on Hambledon Road is a wonderful opportunity not to be missed.

- WELL PRESENTED ONE DOUBLE BEDROOM APARTMENT
- ALLOCATED PARKING
- BALCONY WITH GARDEN VIEW
- SHARE OF FREEHOLD ( no ground rent and low service charge ) split between 10 flats.
- LARGE COMMUNAL GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING C / COUNCIL TAX BAND B
- OUTDOOR SHED & BIKE STORAGE AREA
- 103 YEAR LEASE
- LOFT STORAGE

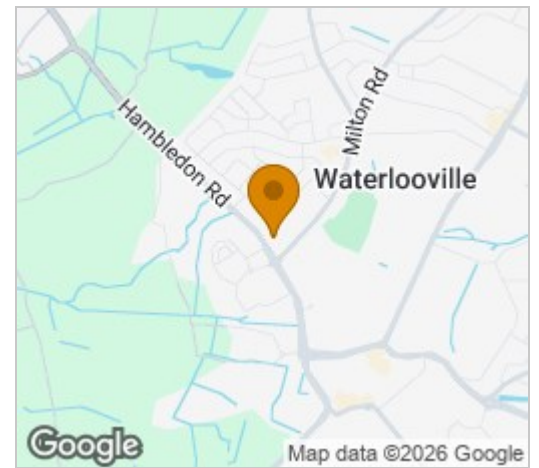
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



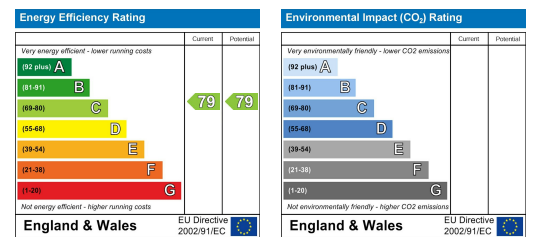
# Floor Plan



# Area Map



# Energy Efficiency Graph



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