



## Flat 25, Raebarn House Hulbert Road , Waterlooville, PO7 7FH

**Asking price £137,500**

Nestled on Hulbert Road in the charming town of Waterlooville, this well-presented one-bedroom flat offers a delightful living space perfect for first-time buyers or investors seeking a rental opportunity. Spanning an area of 474 square feet, this purpose-built flat, constructed in 1970, boasts a modern and inviting atmosphere throughout. Service Charge and Ground Rent £193.70 pcm, Lease Remaining : 113 Years

Upon entering, you will find an open plan lounge and diner that creates a spacious and airy feel, ideal for both relaxation and entertaining. The flat is thoughtfully located at the back of the building, ensuring a peaceful environment away from the hustle and bustle of the main road and any commercial properties. This advantageous positioning contributes to a serene living experience, making it a perfect retreat after a long day.

The property features a well-appointed bedroom and a bathroom, catering to all your essential needs. Additionally, the convenience of lift access and allocated parking enhances the appeal of this flat, making it suitable for a variety of lifestyles.

This property represents an excellent opportunity for those looking to make their first step onto the property ladder or for savvy investors aiming to expand their portfolio. With its attractive features and prime location, this one-bedroom flat is not to be missed. Embrace the chance to own a piece of Waterlooville living, with easy access to local shops, cafes, and amenities, everything you need is right at your doorstep.

- One Bedroom Flat
- Well Presented Throughout
- Lift Access
- Allocated Parking
- Located at the back of the building not road side and not above any commercial properties so quieter and mortgageable
- Open Plan Lounge / Diner
- Great First Time Purchase Or Investment to Let with a Net Yield of 6.5% -7% !
- Great Access to major transport links, shops and eateries
- Service Charge and Ground Rent £193.70 pcm
- Lease Remaining : 113 Years

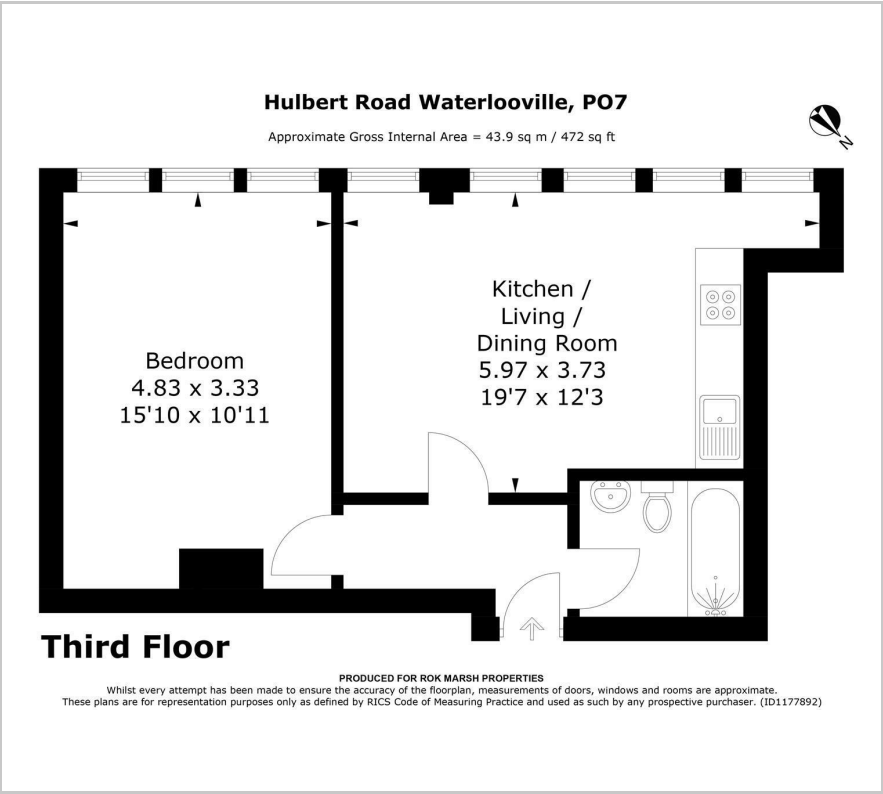


Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.





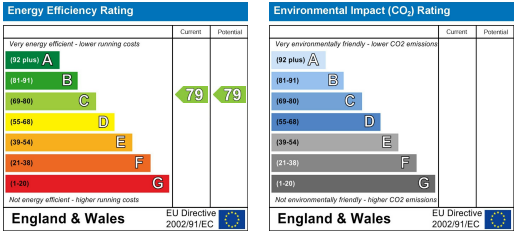
Floor Plan



Area Map



Energy Efficiency Graph



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