



19 Nerissa Close
, Waterlooville, PO7 8LP

Guide price £190,000

Nestled in the tranquil cul-de-sac of Nerissa Close, Waterlooville, this charming one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or those looking to downsize. The property has been thoughtfully redecorated throughout, offering a fresh and inviting atmosphere.

Upon entering, you are welcomed by a delightful porch entrance that leads into a spacious reception room, perfect for relaxation or entertaining guests. The well-proportioned bedroom provides a comfortable retreat, storage in the hallway is available, while the modern bathroom ensures convenience and style.

One of the benefits of this apartment is the allocated parking space, providing ease and accessibility. Additionally, the property boasts an enclosed, private garden facing south-west, ideal for enjoying sunny afternoons or hosting small gatherings.

With an Energy Performance Certificate rating of C and a Council Tax Band of A, this apartment is not only appealing but also economical. Notably, there are no ground rent or service charges, making it a financially sensible choice.

This property is a must-view for anyone seeking a delightful home in a peaceful setting. Whether you are embarking on your first home purchase, investment to let or looking to simplify your living arrangements, this apartment offers a perfect blend of comfort and convenience. Don't miss the chance to make this lovely flat your new home.

- One Bedroom
- Ground Floor Apartment
- Allocated Parking
- Enclosed, Private, South/West Garden
- Porch Entrance
- EPC : C and Council Tax Band : A
- No Ground Rent or Service Charge
- Cul-De-Sac Location
- Redecorated Throughout
- 7% NET YIELD ! - Fantastic Investment To Let

Viewing

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



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C

Floor Plan

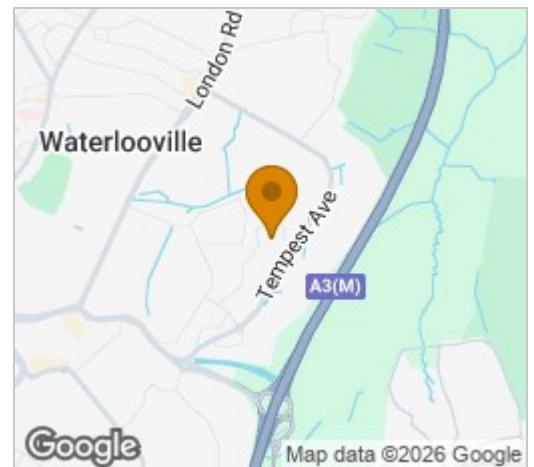
Nerissa Close Waterlooville, PO7
 Approximate Gross Internal Area = 43.8 sq m / 471 sq ft
 Shed / External Store = 2.6 sq m / 28 sq ft
 Total = 46.4 sq m / 499 sq ft

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1268409)

Produced for ROK MARSH

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C	76	77
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
EU Directive 2002/81/EC		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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