

Floor Plan

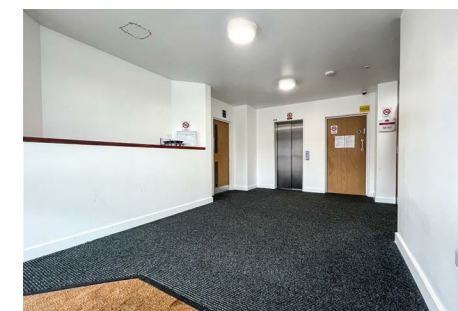
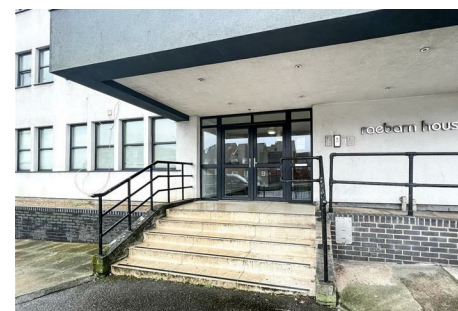
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(12-15) C	
(55-68) D		(16-18) D	
(39-54) E		(20-24) E	
(21-38) F		(25-28) F	
(1-20) G		(30-35) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



39 Hulbert Road Waterlooville, PO7 7FH

*** LARGE ONE BEDROOM APARTMENT - FULLY REFURBISHED ***

Castles are pleased to welcome to the market this immaculate first floor one bedroom apartment with residents parking in the popular Raeborn House development in Waterlooville.

The property is ready to be moved straight into and needs no work. Comprised of a large living space combining a modern kitchen and lounge room along with a large tiled modern shower room and a spacious bedroom measuring seven metres in length, this apartment would make a great first time buy or buy to let investment.

Externally there is a residents car park which you qualify for a permit for. This permit also allows you to park freely in other surrounding car parks in the Waterlooville area.

There is a lift in this block also allowing easy access to all floors.

For more information or to arrange a viewing on this property please call Castles today.

Asking price £140,000

DIRECTORS

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39 Hulbert Road

Waterlooville, PO7 7FH



- LARGE ONE BEDROOM
- MODERN KITCHEN
- MODERN BATHROOM
- LONG LEASE
- IDEAL BUY TO LET INVESTMENT
- FIRST FLOOR APARTMENT
- NEW CARPETS
- RESIDENTS PARKING
- PERFECT FIRST TIME BUY
- WATERLOOVILLE LOCATION

ENTRANCE HALL
7'6" x 6'6" (2.3 x 2.0)

LIVING ROOM
19'8" x 11'5" (6.0 x 3.5)

BEDROOM
23'3" x 8'6" (7.1 x 2.6)

SHOWER ROOM
8'2" x 6'2" (2.5 x 1.9)

Lease Information
Management Company: Ensign Management

Lease Length: 110 Years

Service Charges: £120 PCM

* Please be aware we have been provided

this information by the sellers to the best of their knowledge and this will be clarified specifically by the conveyancers during the transaction and could be subject to change.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that

would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

