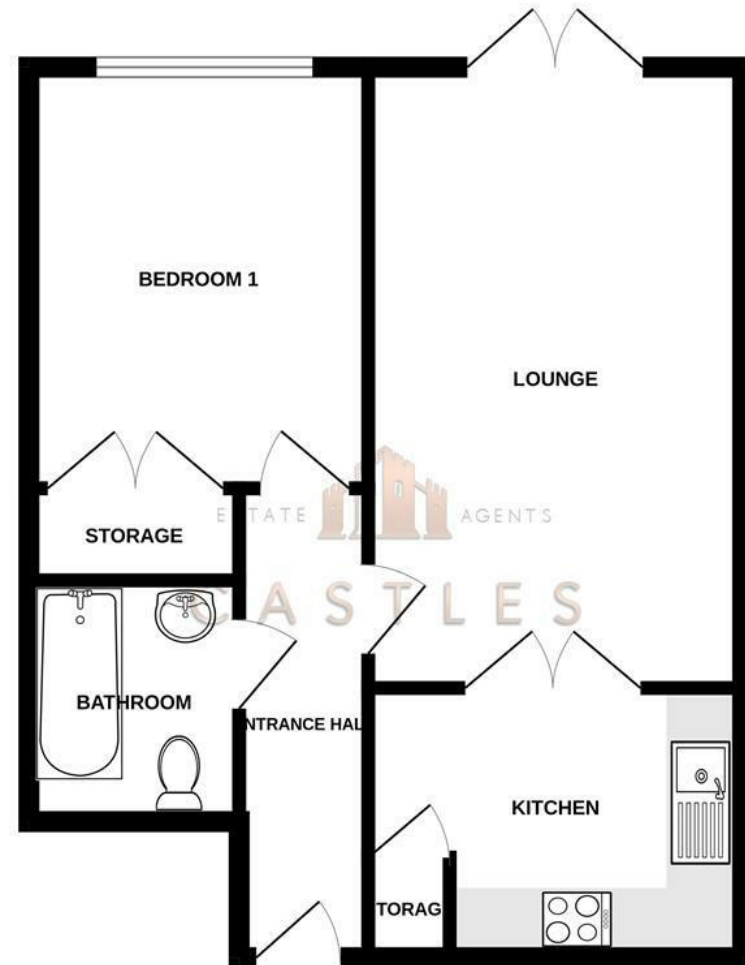


Floor Plan

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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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Flat 6 88-90 Hambledon Road
Waterlooville, PO7 6DF

We are pleased to welcome to the market this large one bedroom ground floor apartment with allocated parking in the popular development of The Oaks, Waterlooville.

The property is well presented throughout and consists of a large lounge room with French doors opening onto the surrounding grounds, modern fitted kitchen which opens into the lounge room along with double bedroom and bathroom.

The property comes with allocated parking and communal gardens surround the development.

The lease has 110 years remaining.

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

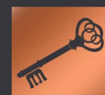
Guide price £180,000

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		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
1-20 G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	83		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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Flat 6 88-90 Hambledon Road

Waterlooville, PO7 6DF



- THE OAKS
- ALLOCATED PARKING
- MODERN KITCHEN
- COMMUNAL GARDENS
- GROUND FLOOR APARTMENT
- LARGE LOUNGE
- MODERN BATHROOM
- LONG LEASE

LOUNGE

10'5" x 17'4" (3.2 x 5.3)

KITCHEN

10'5" x 7'6" (3.2 x 2.3)

BATHROOM

5'2" x 5'10" (1.6 x 1.8)

BEDROOM ONE

9'6" x 11'9" (2.9 x 3.6)

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.

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.

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.

Lease Information

Lease Length: 110 Years Remaining

Ground Rent: £175 Per Annum

Service Charge: £1008 Per Annum

* Please be aware this figures have been provided to us by the owner of the property and these will be clarified exactly by the conveyancers during the transaction*

