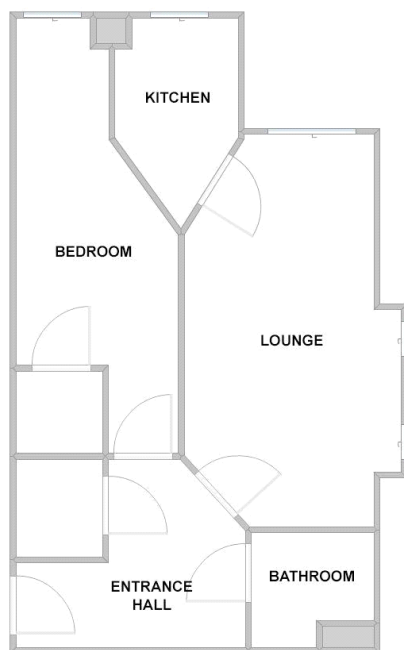


PRICE: £194,950



FLOOR PLANS ARE ONLY INTENDED AS A GUIDE. ACCURACY NOT GUARANTEED.



Victory Court, Beaconsfield Road, Waterlooville, PO7 7FB

Spacious and modern retirement apartment situated in the centre of Waterlooville with excellent access to the shops and main bus routes. Due to its position on the corner of the building, this flat has a bathroom window plus two additional lounge windows letting in extra light. No forward chain.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Communal Entrance
Lift and stairs to first floor.

Entrance
Emergency intercom and door entry system. Large storage cupboard housing hot water cylinder, consumer unit and electricity meters. Smooth ceiling with down lighting.

Lounge
Electric fire set in surround and hearth, double glazed window to front aspect, two double glazed windows to side aspect, smooth ceiling.

Kitchen
Range of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap, electric oven, four ring electric hob, extractor canopy and integral fridge/freezer. Double glazed window to front aspect, tiled floor, tiled splash backs, smooth ceiling with down lighting.

Bedroom
Double glazed window to front aspect, walk in wardrobe cupboard with shelving, hanging rails and lighting. Smooth ceiling.

Bathroom
White suite comprising low level close coupled dual flush WC, double width shower cubicle and sink set in vanity unit. Tiled floor, tiled walls, obscured double glazed window to side aspect, smooth ceiling with down lighting.

Please Note

This property has an underfloor heating system.

Service charge: Approximately £165.00 per calendar month.

Ground rent: Approximately £225.00 half yearly.

Lease: 125 years from 6th August 2012.

The above information is believed to be accurate, however it should be re-confirmed with your solicitor prior to purchase. Charges can be subject to future increases.

Residents facilities on site include guest suite, house manager, large communal lounge, laundry room.

