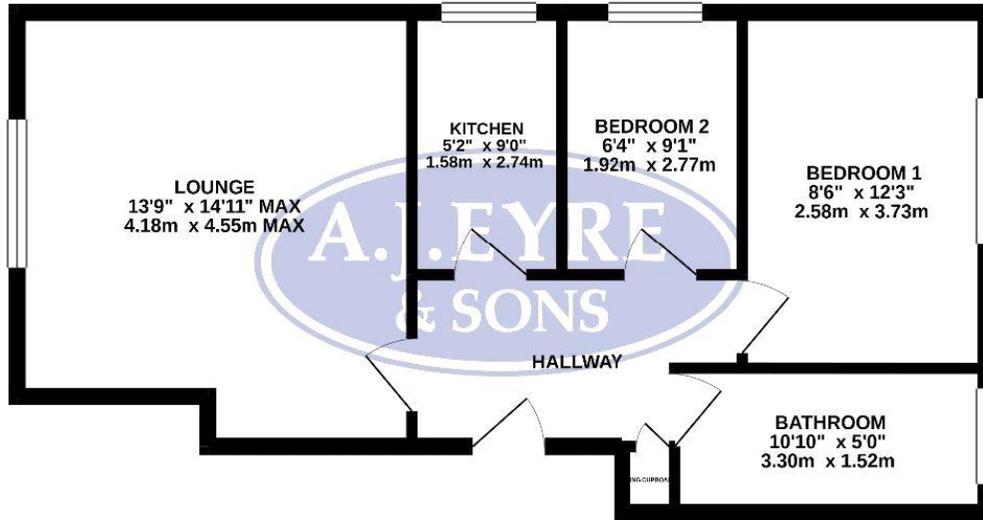


PRICE: £190,000



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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.
Made with Metreplex V2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

Farmhouse Way, Waterlooville, PO8 9LF

TWO BEDROOM FIRST FLOOR FLAT situated in a cul de sac. The property benefits from NO ONWARD CHAIN, good decorative order throughout, boasting kitchen with integrated appliances, double glazing and gas central heating, allocated parking at the rear, great Investment / first time buyers purchase.

Communal Entrance

Stairs leading to the first floor and personal front door.

Personal Entrance

Front door leading to Entrance Hall.

Entrance Hall

Wood flooring, radiator, coved and textured ceiling, loft access, storage cupboard with shelving and wall mounted boiler for central heating and domestic hot water.

Lounge / Dining Room

W: 13' 9" x L: 14' 11" (W: 4.18m x L: 4.55m)

Maximum Measurements.

Double glazed lead light effect window to front aspect, radiator, coved and textured ceiling, wall light points.

Kitchen

W: 9' x L: 5' 2" (W: 2.74m x L: 1.57m)

Maximum Measurements.

Matching white gloss wall and base units complimented with black marble effect work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, stainless steel four ring gas hob with stainless steel splashback, stainless electric oven below and extractor fan over, integrated fridge and freezer, space and plumbing for freestanding washing machine (can remain), tiled splashback, tiled flooring, double glazed lead light effect window to side aspect, coved and textured ceiling.

Bedroom One

W: 12' 3" x L: 8' 6" (W: 3.73m x L: 2.59m)

Double glazed lead light effect window to rear aspect, radiator, wood flooring, coved and textured ceiling.

Bedroom Two

W: 9' 1" x L: 6' 4" (W: 2.78m x L: 1.92m)

Double glazed window to side aspect, radiator, wood effect flooring, coved and textured ceiling.

Bathroom

W: 5' x L: 10' 10" (W: 1.52m x L: 3.3m)

Modern suite comprising panelled bath with mixer tap and wall mounted shower over, pedestal wash hand basin, close couple, low level wc, tiled flooring, tiled to principle areas, chromium ladder style radiator, double glazed obscured lead light effect window, light and shaver point, fitted floor mounted storage cabinet.

OUTSIDE

Allocated parking can be access via the rear of the building.

Please Note

The lease is 125 years as of 23 September 1991

Service Charge: None

Ground Rent: £50 per annum

