

PRICE: £185,000



While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for any errors, omissions or misstatements. This plan is for guidance only and should not be relied upon for any legal or financial purposes. The actual layout and dimensions may vary from those shown. Please call 0203 289 0000 for more information.



Elizabeth House, Beaconsfield Road, Waterloooville, PO7 7SW

GREAT INVESTMENT / FIRST TIME PURCHASE and offered with NO FORWARD CHAIN. SPACIOUS ONE DOUBLE BEDROOM GROUND FLOOR FLAT with TWO allocated parking spaces and SHARE OF FREEHOLD, within walking distance to Waterloooville Town Centre and local amenities.

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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Communal Entrance

Via security intercom / door entry system.

Personal Entrance

Front door leading to entrance hall.

Entrance Hall

Wall mounted door entry system, radiator, smoothed ceiling, airing cupboard with shelving and radiator.

Kitchen

W: 7' 8" x L: 7' 7" (W: 2.34m x L: 2.31m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, integrated fridge / freezer, space and plumbing for washing machine, tiled flooring, tiled splashback, smoothed ceiling with pin spot downlighting, extractor fan.

Lounge / Dining Room

W: 19' 1" x L: 16' 2" (W: 5.82m x L: 4.93m)

(Maximum measurements)

Two double glazed Georgian style windows to front aspect, two wall light points, radiator, smoothed ceiling.

Bedroom One

W: 9' 11" x L: 14' 4" (W: 3.02m x L: 4.37m)

(Maximum measurements).

Double glazed Georgian style window to side aspect, radiator, smoothed ceiling, built in wardrobe, wall mounted boiler for central heating and domestic hot water.

Bathroom

W: 5' 2" x L: 8' 4" (W: 1.58m x L: 2.54m)

Suite comprising panelled bath with mixer tap and hand held shower attachment, shower screen, pedestal wash hand basin, close coupled low level wc, tiled flooring and to principle areas, smoothed and coved ceiling with pin spot downlighting, extractor fan, wall mounted bathroom cabinet and wall mounted light / shaver point.

OUTSIDE

There are two allocated parking spaces along with additional visitor parking.

Communal enclosed storage space for rubbish and recycling, in addition there is also lockable storage space and one for furniture storage if needed.

Additional Information

Lease Details - The property comes with a share of the freehold. Built Circa 2004 with a 999 year lease there is 978 years remaining.

Service Charge - £1198 (2024 - 2025)

Ground Rent £ 0

Buildings Insurance Included in service charge.

