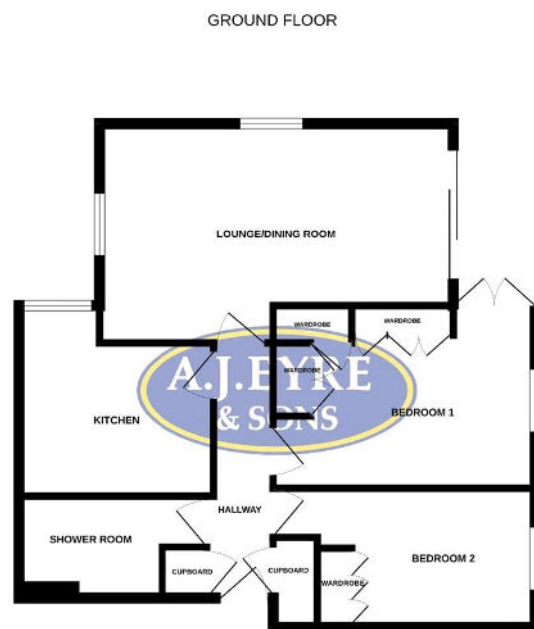




PRICE: £220,000



While every effort has been made to ensure the accuracy of the description contained herein, representation is made that the same is correct to the best of our knowledge and belief. The plan is for guidance purposes only and should not be used as such for any legal or financial purposes. The services of a surveyor should be obtained for more detailed information and valuation.



Marie Court, London Road, Waterlooville, PO7 7SR

EXTENDED 999 YEAR LEASE and NO FORWARD CHAIN is offered with this MODERN TWO BEDROOM GROUND FLOOR FLAT for the over 60's on the outskirts of Waterlooville Town Centre. Accommodation boasting lounge / dining room, fully integrated modern kitchen, modern refitted shower room and own parking space.

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>

Communal Entrance

Via security intercom into the communal entrance hall, access to lockable storage cupboard.

Personal Entrance

Front door leading into the entrance hall.

Entrance Hall

Coved and textured ceiling, radiator, two storage cupboards, one housing hanging rail and gas utility meter with wall mounted heater.

Lounge / Dining Room

W: 11' 8" x L: 18' 10" (W: 3.56m x L: 5.74m)

(Maximum measurements). Double glazed sliding patio doors to front aspect, two double glazed windows to side and rear aspects, radiator, coved and smoothed ceiling.

Kitchen

W: 9' 8" x L: 10' 5" (W: 2.95m x L: 3.18m)

(Maximum measurements)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, stainless steel four ring gas hob with stainless steel extractor canopy over, stainless steel eye level gas oven, integrated fridge and freezer, integrated washing machine and dishwasher, double glazed window to side aspect, tiled flooring and to principle areas, cupboard housing wall mounted Worcester Combination boiler for central heating and domestic hot water, smoothed and coved ceiling.

Bedroom One

W: 9' 9" x L: 13' 11" (W: 2.96m x L: 4.23m)

Double glazed window to front aspect, double glazed double doors to side aspect, fitted wardrobe cupboards, radiator, coved and smoothed ceiling.

Bedroom Two

W: 7' 5" x L: 13' 11" (W: 2.25m x L: 4.24m)

(Maximum measurements).

Double glazed window to front aspect, fitted wardrobe cupboard, radiator, coved and smoothed ceiling.

Shower Room

W: 10' 1" x L: 5' 4" (W: 3.06m x L: 1.62m)

(Maximum measurements).

Modern suite comprising walk in shower cubicle with wall mounted shower and grab rail, wash hand basin and low level wc set in vanity unit, chromium ladder style radiator, tiled flooring and to principle areas, smoothed ceiling, extractor fan.

OUTSIDE

There is numbered parking space directly outside Flat No 1 for the sole purpose of the vendor only.

Additional residents allocated and visitor parking spaces. Communal gardens to the front and rear.

Management Fees payable £600 1st April & £600 1st October.

Extended 999 Year Lease start date 14th October 2020

