



PRICE: £225,000



While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, walls, doors and windows are approximate and no responsibility is taken for any error or omission in measurement. The plan is for the most part only and should not be used as a basis for any purchase. The actual contents and condition of the property may vary from the plan. (c) 2015 A.J. Eyre & Sons



Jade Court, Beaconsfield Road, Waterloooville, PO7 7SP

Modern and improved TWO BEDROOM GROUND FLOOR FLAT for the over 60's on the outskirts of Waterloooville Town Centre. Accommodation boasting lounge / dining room, modern kitchen, modern shower room, allocated parking space, good access to local amenities and bus connections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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.

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.

Personal Entrance
Front door leading to the inner hall with internal door to entrance hall.

Entrance Hall
Coved and textured ceiling.

Kitchen
W: 9' 9" x L: 11' 3" (W: 2.97m x L: 3.43m)
(Maximum measurements into door). Modern matching range of wall and base units complemented with work surfaces over incorporating sink unit with mixer tap and drainer, electric hob with extractor canopy over and electric oven below, space and plumbing for washing machine, space for freestanding fridge / freezer, wall mounted electric heater, larder style cupboard housing wall mounted heater for hot water. double glazed window to side aspect, tiled to principle areas, laminate wood effect flooring, coved and smoothed ceiling.

Lounge / Dining Room
W: 10' 11" x L: 17' 6" (W: 3.33m x L: 5.33m)
(Maximum measurements). Double glazed window to side aspect, wall mounted electric heater, feature fireplace with wood surround, polished stone back and hearth, coved and textured ceiling, door to covered seating area.

Covered Seating Area
W: 3' 6" x L: 9' (W: 1.06m x L: 2.74m)
Double glazed door and double glazed side panels to the side aspect, tiled flooring, power point and lighting.

Bedroom One
W: 9' 9" x L: 13' 7" (W: 2.98m x L: 4.15m)
Double glazed window to side aspect, wall mounted electric heater, coved and textured ceiling.

Bedroom Two
W: 7' 4" x L: 11' 4" (W: 2.24m x L: 3.47m)
Double glazed window to side aspect, wall mounted electric heater, coved and textured ceiling.

Shower Room
W: 5' 6" x L: 8' (W: 1.68m x L: 2.45m)
Double glazed obscured window to front aspect, walk in shower cubicle with wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, wall mounted cabinet, tiled to principle areas, laminate wood effect flooring, coved and smoothed ceiling.

Additional Information
There is an allocated parking space for Flat No 1 as well as visitor parking spaces available.

Communal gardens to the front and rear.

Service charge payable £1300 per annum. (Includes buildings insurance, garden maintenance and window cleaning.
999 year lease from 1993, currently 967 years remaining.
Council Tax Band C

