

PRICE:£175,000



While every effort has been made to ensure the accuracy of the floor plan, the measurements of the flat, including the kitchen, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The services, systems and appliances shown have not been tested and are not guaranteed. © 2015 A.J. EYRE & SONS. All rights reserved.



Violet Court, Foxtail Road, Waterlooville, PO7 7QW

ONE DOUBLE BEDROOM FIRST FLOOR FLAT situated in Violet Court, Waterlooville, close to local shops and transport links. Accommodation boasts open plan living area with modern fitted kitchen, spacious lounge / dining room with balcony, bathroom, double bedroom and **ALLOCATED 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
Stairs to the first floor.

Personal Entrance

Personal front door, laminate wood effect flooring, radiator, smoothed ceiling, walk in storage cupboard with shelving with wall mounted electric fuse board and wall mounted boiler for central heating and domestic hot water.

Lounge / Dining Room W: 14' 4" x L: 16' (W: 4.37m x L: 4.88m)
(Maximum measurements). Double glazed French doors to front aspect leading out to balcony, radiator, venetian polished plaster feature wall, built in surround sound, smoothed ceiling, opening to kitchen.

Kitchen W: 12' 9" x L: 8' 3" (W: 3.89m x L: 2.51m)
Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with extendable hose / mixer tap and drainer, induction hob with extractor canopy over, electric oven below, space and plumbing for washing machine, space for fridge / freezer, double glazed window to rear aspect, tiled flooring, smoothed ceiling.

Bedroom W: 12' 1" x L: 10' 1" (W: 3.68m x L: 3.06m)
Double glazed window to front aspect, radiator, laminate wood effect flooring, smoothed ceiling.

Bathroom W: 8' 3" x L: 5' 8" (W: 2.51m x L: 1.73m)
Suite comprising panelled bath with mixer tap, wall mounted shower and shower screen, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to rear aspect, tiled flooring and to principle areas, smoothed ceiling.

OUTSIDE

One allocated parking space, visitor park bays are also available. Residents bike storage shed.

Additional Information

Maintenance Charge £193.59 Payable Monthly.

Ground Rent £263.56 Per Annum.

Lease Information. 125 Years from 2013 (Currently 113 years remaining).

