



£100,000
Hulbert Road
Waterlooville, PO7 7JY

PROPERTY SUMMARY

Situated within walking distance of Waterlooville town centre we are delighted to offer for sale this well presented 1 bedroom ground floor retirement apartment in Homewater House. The property is presented to a high standard throughout and internal viewings are very strongly advised. The property benefits from full double glazing, modern fitted kitchen, and a modern bathroom suite. There is considerable off road parking available and communal gardens. One added attraction is the private external door to the lounge. Offered with no forward chain internal viewings are recommended and can be arranged by contacting us as sole agents.





ENTRANCE HALL Security intercom system, walk in storage cupboard, doors to:

BATHROOM Heated towel rail, extractor fan, panelled bath with shower over, hand wash basin with cupboard under.

BEDROOM 13' 4 Max" x 8' 8" (4.06m x 2.64m) Window to front aspect, storage heater, built in wardrobes.

LOUNGE 16' 9" x 10' 7" (5.11m x 3.23m) Window and door to front aspect, storage heater, archway to:

KITCHEN 7' 2" x 5' 5" (2.18m x 1.65m) Range of fitted cupboards, units and work surfaces, integrated fridge and freezer, built in oven, hob and extractor, tiled surround.

COMMUNAL LOUNGE

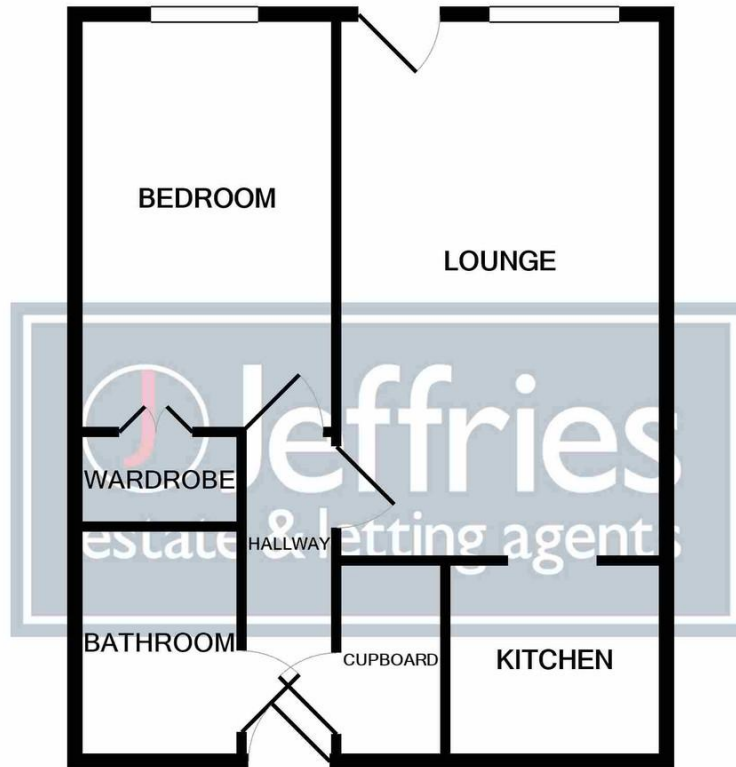
LAUNDRY ROOM

COMMUNAL GARDENS

CAR PARKING

LEASE DETAILS Lease is 99 years from 1984. Service charge £1,043.45 half yearly (currently). Ground rent £198.84 half yearly (currently). Minimum age 60.





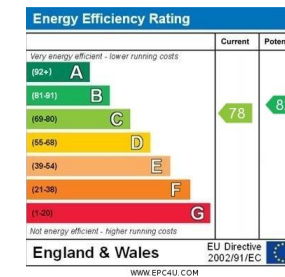
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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LOCAL AUTHORITY
 Havant Borough Council

TENURE
 Leasehold

COUNCIL TAX BAND
 Band B

VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 226 London Road, Waterlooville,
 Hampshire, PO7 7HP

CONTACT
 023 9223 1100
 waterlooville@jeffries.co.uk
 www.jdea.co.uk