



£170,000

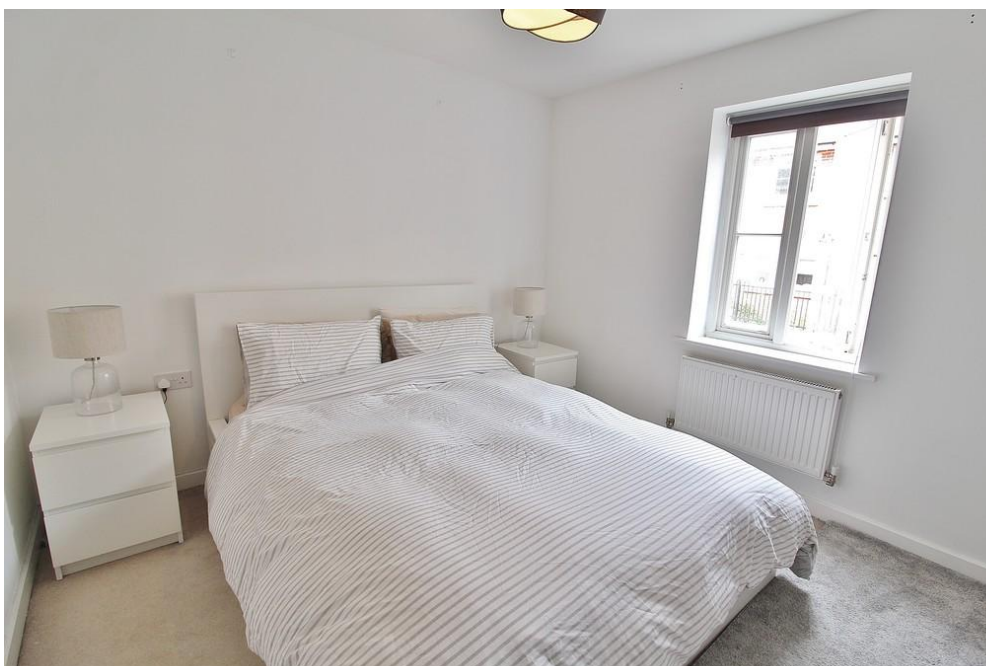
Pinnova Place, Orchard Mead

Berewood, PO7 3AE

PROPERTY SUMMARY

Located on the popular 'Berewood' development close to Waterlooville town centre, we are delighted to offer for sale this beautifully presented 1 bedroom ground floor flat with direct access to shared garden. This modern built property has a large number of benefits including an open plan kitchen/lounge, modern bathroom suite and double bedroom. Externally there is a communal garden and allocated parking. Pinnova Place is conveniently located close to local shops, bus routes and amenities and internal viewings are very strongly advised. To arrange your viewing contact us today to avoid disappointment.





COMMUNAL ENTRANCE Secure intercom entrance.

Entrance Hall Door to entrance, intercom system, radiator.

BEDROOM 11' 4" x 8' 4" (3.45m x 2.54m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, panelled bath with shower over, wash hand basin heated towel rail, W/C.

LOUNGE/KITCHEN/DINER 20' 6" x 12' 7" (6.25m x 3.84m)
Windows to dual elevation, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine, dish washer and fridge freezer, radiator, door to front aspect, door leading to rear garden.

OUTSIDE

REAR GARDEN Large area laid to lawn, access to bin and bike shed.

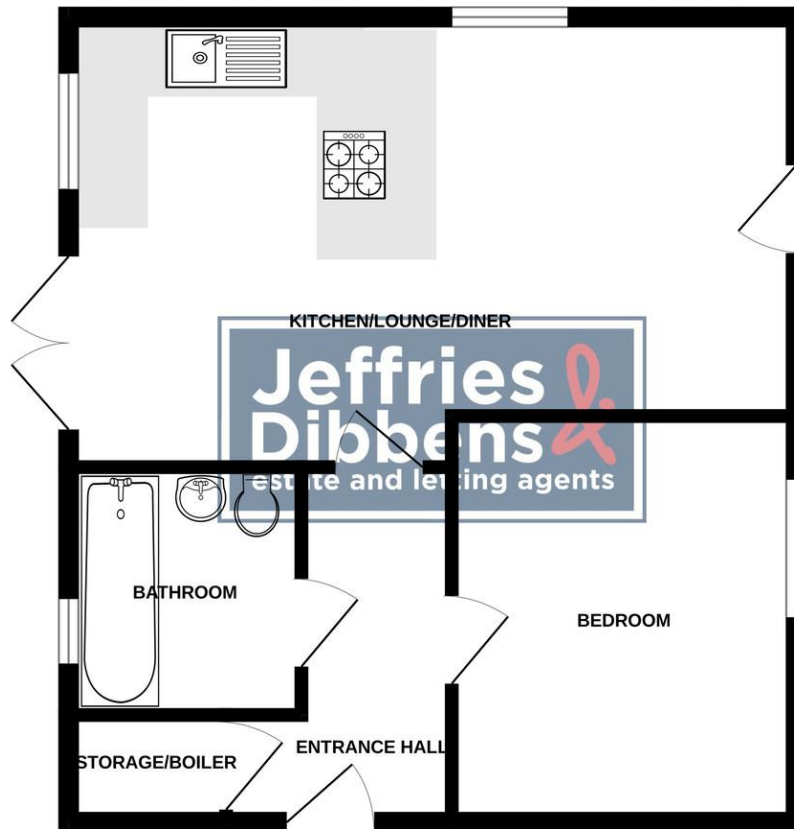
ALLOCATED PARKING One allocated parking space.

LEASE INFORMATION Balance Of Lease: 995 (approx) years remaining

Ground Rent: £309 per annum

Service charge: £164,88 per month

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Winchester City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

**Jeffries
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