

£130,000

Stakes Road

Purbrook, PO7 5LA

PROPERTY SUMMARY

Over 55's only! We are delighted to offer for sale this spacious 2 bedroom 2nd floor apartment located in Fielder Court, Purbrook. This apartment is available on a fixed equity basis of 70%. No further shares can be purchased. There is no monthly rent payable and the service charge is £173 pcm. The apartment is restricted to over 55's only. The property is well maintained and offers 2 good sized bedrooms, a large lounge with views over local green space, fitted kitchen and a shower room. Externally there is a lift to all floors, communal gardens and parking available for residents. Offered with no forward chain viewings can be arranged by contacting us as sole agents.

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ENTRANCE HALL Radiator, cupboard housing boiler, large storage cupboard, access to loft, doors to:

SHOWER ROOM Radiator, extractor fan, WC, hand wash basin with extensive vanity surround and cupboard under, shower.

BEDROOM 1 16' 07 max" x 15' 11 max" (5.05m x 4.85m) Twin windows to rear aspect with views over green space, radiator, built in wardrobes.

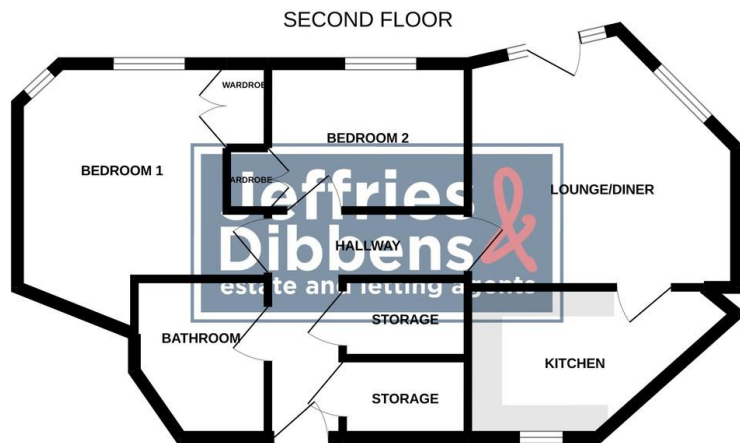
BEDROOM 2 8' 09" x 8' 08" (2.67m x 2.64m) Window to rear aspect with views over green space, radiator, built in wardrobe.

LOUNGE/DINER 18' 08 max" x 10 max' (5.69m x 3.05m) Window and door to Juliette balcony, window to rear overlooking green space, 2 radiators, door to:

KITCHEN 12' 01 max" x 10 max' (3.68m x 3.05m) Window to front aspect, range of fitted cupboards, units and work surfaces, sink unit with mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge & freezer.

OUTSIDE Car park providing parking for residents, communal gardens, lift and stairs to all floors.

LEASE DETAILS The £130000 purchase price is for 70% of the apartment under a fixed equity scheme. No further shares can be purchased. Buyers must not own or have an interest in another property to purchase. There is no monthly rent. 60 years remaining on the current lease. Monthly charge of £173 pcm to cover all service charges, insurance, reserve fund and lift maintenance.



While 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 misstatement. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

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