



£165,000

16The Westbrooke Centre

Waterlooville, PO7 8SF

PROPERTY SUMMARY

With no forward chain we are delighted to offer for sale this spacious 1 bedroom first floor flat right in the heart of the popular 'Tempest' development in Waterlooville. We believe this property is an ideal first time or investment purchase and internal viewings are strongly advised. The property boasts a modern fitted kitchen, brand new shower room, light and airy lounge, double bedroom with built in wardrobes and allocated parking. There are an abundance of shops, facilities and amenities on your door step as well as good access to the A3. The current owners will be providing a brand new 125 year lease upon completion. To arrange your viewing contact us as sole agents today.





FIRST FLOOR LANDING Electric storage heater, access to loft, doors to:

KITCHEN 12' 04" x 7' 06" (3.76m x 2.29m) Window to front aspect, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer.

LOUNGE 13' x 12' 06" (3.96m x 3.81m) Window to front aspect, electric storage heater, spot lighting.

SHOWER ROOM Window to rear aspect, electric radiator, shower cubicle, WC, hand wash basin with vanity surround and cupboard under, spot lighting.

BEDROOM 14' 03" x 10' 07" (4.34m x 3.23m) Two windows to rear aspect, electric storage heater, built in wardrobes, spot lighting.

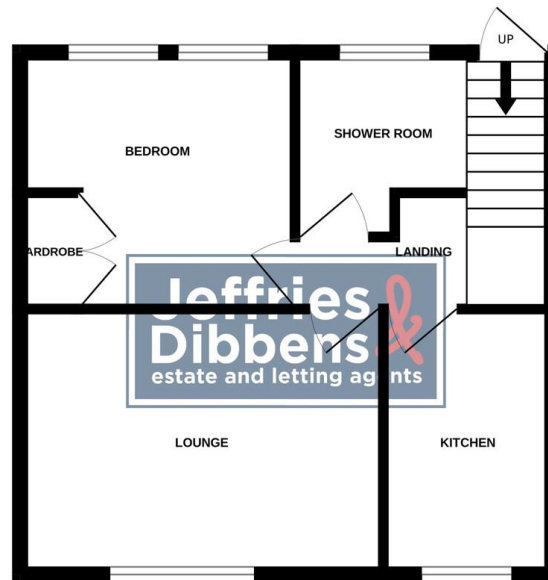
OUTSIDE Storage cupboard.

PARKING 1 Allocated parking space.

LEASE DETAILS The vendor will be providing a new 125 year lease upon completion. Service charge is £60 pcm and ground rent is £70 per annum.



FIRST FLOOR



Whilst every effort 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
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 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

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

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