



ESTATE AGENTS



Waterlooville, Hampshire

Guide Price £185,000



# Waterlooville, Hampshire

An extremely well presented two bedroom apartment set in the centre of Clanfield which has been finished to a high standard. The property offers far reaching views across the countryside, a fitted kitchen and bathroom and is offered with no onward chain.

Upon entering the building via the communal security entry system and once inside the apartment, the bathroom with bath and shower attachments will be found on the left and the two double bedrooms on the right.

The hallway has loft access and leads to the open plan living/dining room with stunning views across fields. The fitted kitchen is directly off the living/dining room.

Viewing is highly recommended to truly appreciate the size and quality of what is on offer.

Leasehold

Years Remaining On Lease : 91 Years

Council Tax Band : C

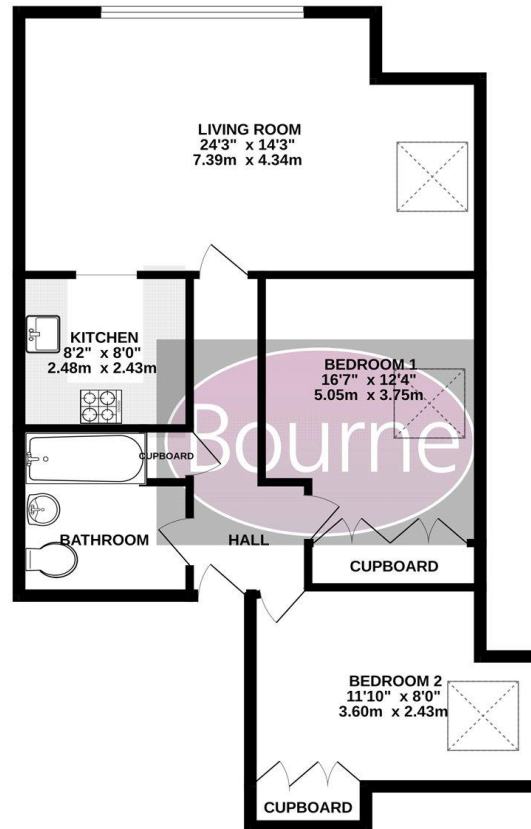
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Beautifully Presented Apartment
- Large Living/Dining Room With Views
- Modern Kitchen
- Modern Bathroom
- Two Double Bedrooms
- Perfect Investment Or First Time Buy
- Entry Phone Security
- Central Location



# Floorplan

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



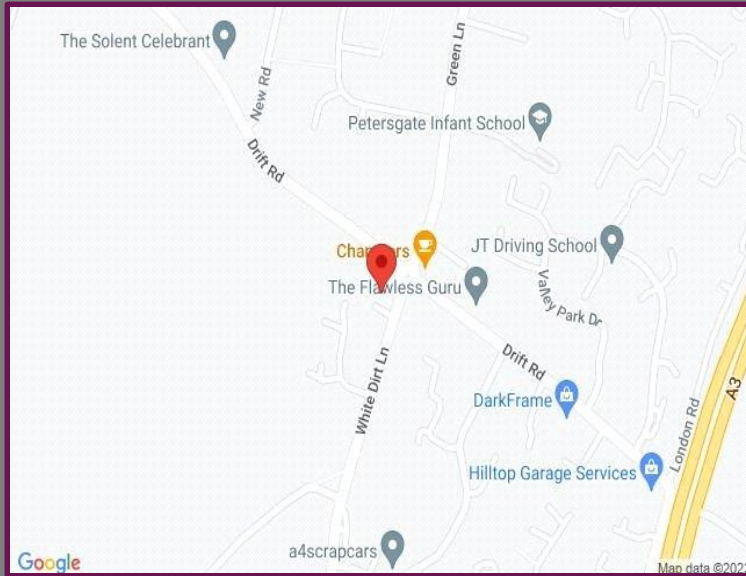
TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

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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# Location

Located within the centre of Clanfield village which provides a range of local shops, the road links are excellent with easy access to and from the A3(M) with Petersfield Railway Station a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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