



£210,000
7 Willow Park, Leigh Road
Havant, PO9 2GG

PROPERTY SUMMARY

We are delighted to introduce to the market this beautifully presented, two bedroom, ground floor apartment. Located less than a 10 minute walk from Havant Train Station and Town Centre, this property is situated in a very sought after location. This apartment benefits from two bedrooms, a modern family bathroom and open plan modern fitted kitchen/living area with integrated appliances. This apartment also comes with its own garden with access to through the sliding doors in the living area and an allocated parking space as well as ample visitors parking. There is also a secure communal bike shed and we have been informed by the sellers that pets are also allowed in the agreement. We feel this property is a great property for a starter home or rental investment. Contact us to arrange an internal viewing at your earliest convenience.





HALLWAY

BATHROOM 6' 04" x 5' 10" (1.93m x 1.78m)

BEDROOM ONE 14' 01" x 9' 01" (4.29m x 2.77m)

BEDROOM TWO 10' 02" x 8' 06" (3.1m x 2.59m)

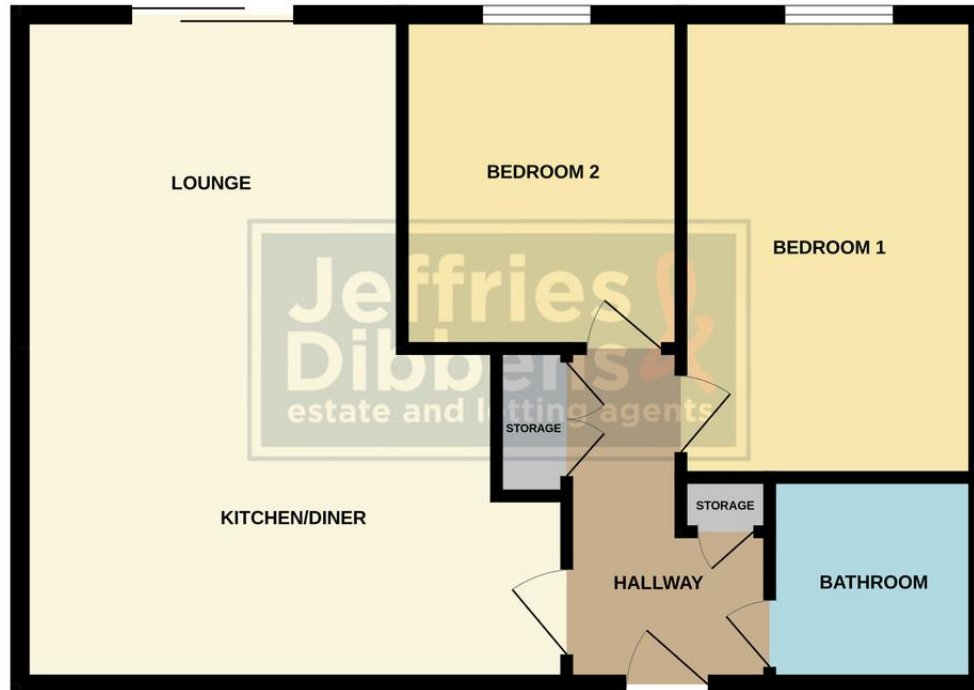
LOUNGE/KITCHEN/DINER 20' 05" x 16' 10" (6.22m x 5.13m)

Ground rent: £188pa

Service charge: £1514pa



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold (121 years remaining)

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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



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