



**£195,000**  
**Flat 25 Norfolk House,**  
**Oaklands Road, Havant, PO9 2RD**

## PROPERTY SUMMARY

Offered with no forward chain, this spacious two bedroom retirement flat is located in a well regarded block close to the heart of Havant Town Centre. Comprising two double bedrooms, a fitted kitchen, bright & airy lounge/diner and shower room, there is also a communal lounge and laundry room. Additional benefits include a lift and communal parking available. Excellent transport links are offered by the bus stops nearby, mainline Havant train station and the A27. We strongly feel this will make an excellent opportunity to move to a wardened block providing peace of mind and convenience of local amenities nearby. Contact us to arrange your internal viewing.

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## **COMMUNAL ENTRANCE**

## **HALLWAY**

**KITCHEN** 11' 9" x 7' 6" (3.58m x 2.29m)

**LOUNGE/DINER** 13' 8" x 11' 9" (4.17m x 3.58m)

**BEDROOM ONE** 13' 8" x 10' 11" (4.17m x 3.33m)

**BEDROOM TWO** 11' 9" x 7' 10" (3.58m x 2.39m)

**SHOWER ROOM** 7' 5" x 7' 2" (2.26m x 2.18m)

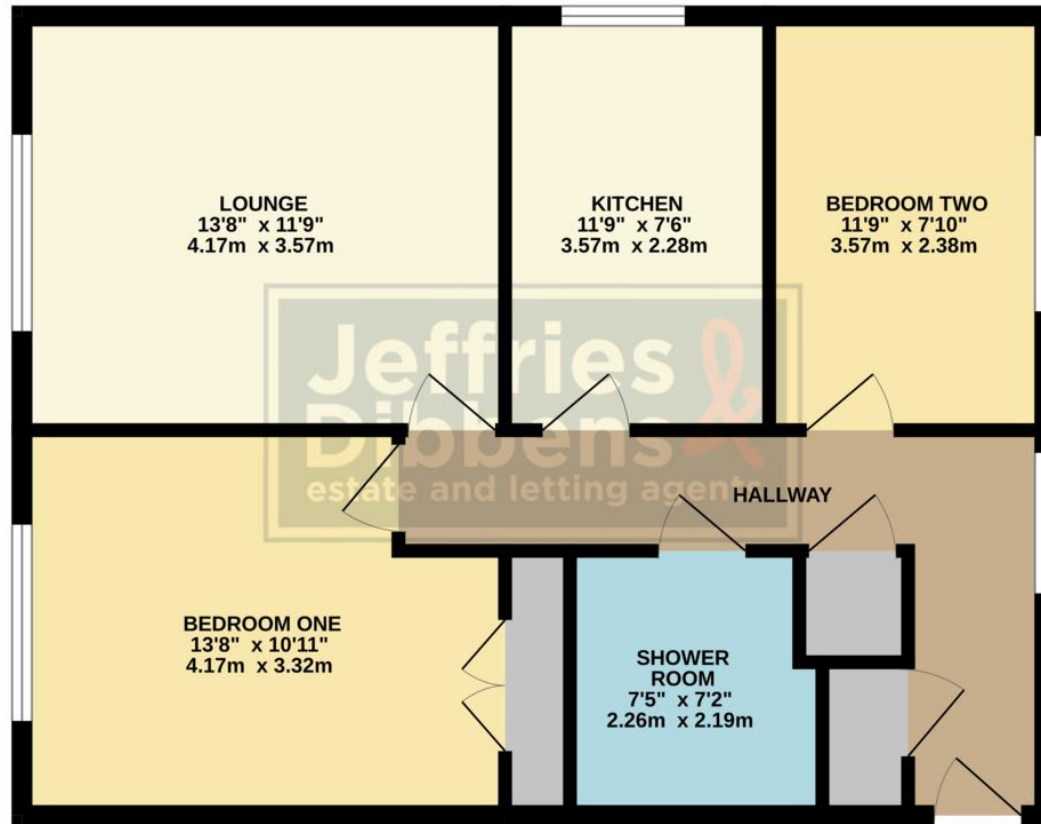


## **AGENTS NOTE**

We understand the Service Charge and maintenance is £320.00 per month, and the Ground Rent is £75 annually.

There are approximately 85 years remaining on the lease

SECOND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.

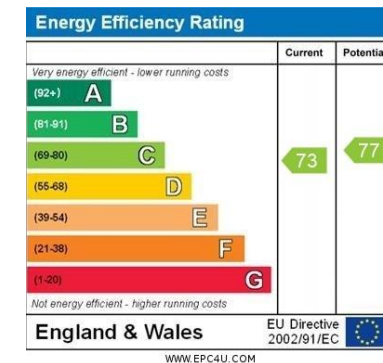
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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