

£175,000

**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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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

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

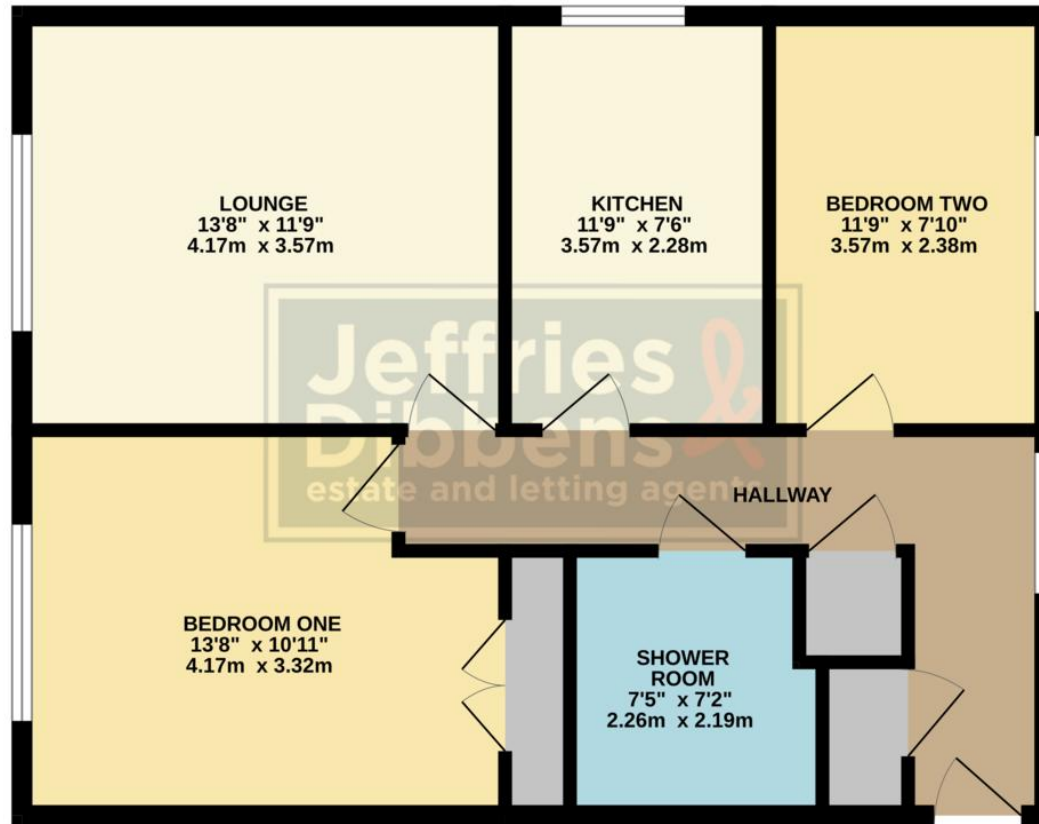
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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



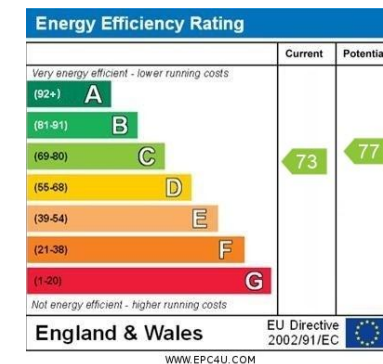
TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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