



£127,350
34b Market Parade
Havant, PO9 1QF

PROPERTY SUMMARY

The availability of this TWO BEDROOM second floor apartment creates a great opportunity for those buyers looking for the convenience of living in the center of town, with the advantage of the mainline railway station just a short distance away, as are beautiful harbourside walks at Langstone. For road commuters the A3(M) and A27 are less than a mile away. The property is bright, spacious and well presented and benefits from contemporary open plan living/dining/kitchen space as well as the two bedrooms and bathroom. The property also benefits from gas central heating and the seller informs us that there is the possibility to acquire a residents parking permit. We feel this property will make an excellent investment with high demand for rental properties of this type in this area. Viewing is highly recommended, contact us to arrange your appointment. NO FORWARD CHAIN.





HALLWAY

BEDROOM ONE 13' 9" x 8' 10" (4.19m x 2.69m)

BEDROOM TWO 10' 2" x 7' 3" (3.1m x 2.21m)

BATHROOM

LIVING/KITCHEN ROOM 15' 5" x 13' 0" (4.7m x 3.96m)



AGENTS NOTE

We understand from the seller there are 110 years remaining on the lease. The current service charge is £2040/year and Ground Rent is £250/year.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 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

LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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