

**£230,000**

**Flat 8 Watermill Court, Springwell**

Havant, PO9 1ED

## PROPERTY SUMMARY

Situated within a beautiful conservation area, which was formerly the grounds of an historic parchment works, this ground floor apartment makes a perfect retirement home. The complex, built by McCarthy Stone, has a warm and friendly ambience and benefits from a communal lounge hosting coffee mornings and other organised entertainment, a laundry room and there is even a Guest Suite for relatives to stay for a reasonable charge. The immaculately maintained accommodation comprises two bedrooms, lounge, a well fitted kitchenette and bathroom and has recently undergone a scheme of redecoration, including new carpets. Being on the ground floor, the flat is close to the communal laundry facilities and bin area and benefits from its own private external door leading to the well-managed garden and seating area. Ideally located within a short stroll to the town centre with its abundance of local amenities. No forward chain.





## HALLWAY

**LOUNGE/DINER** 22' 8" x 10' 10" (6.91m x 3.3m)

## KITCHEN

## BATHROOM

**BEDROOM ONE** 15' 11" x 9' 4" (4.85m x 2.84m)

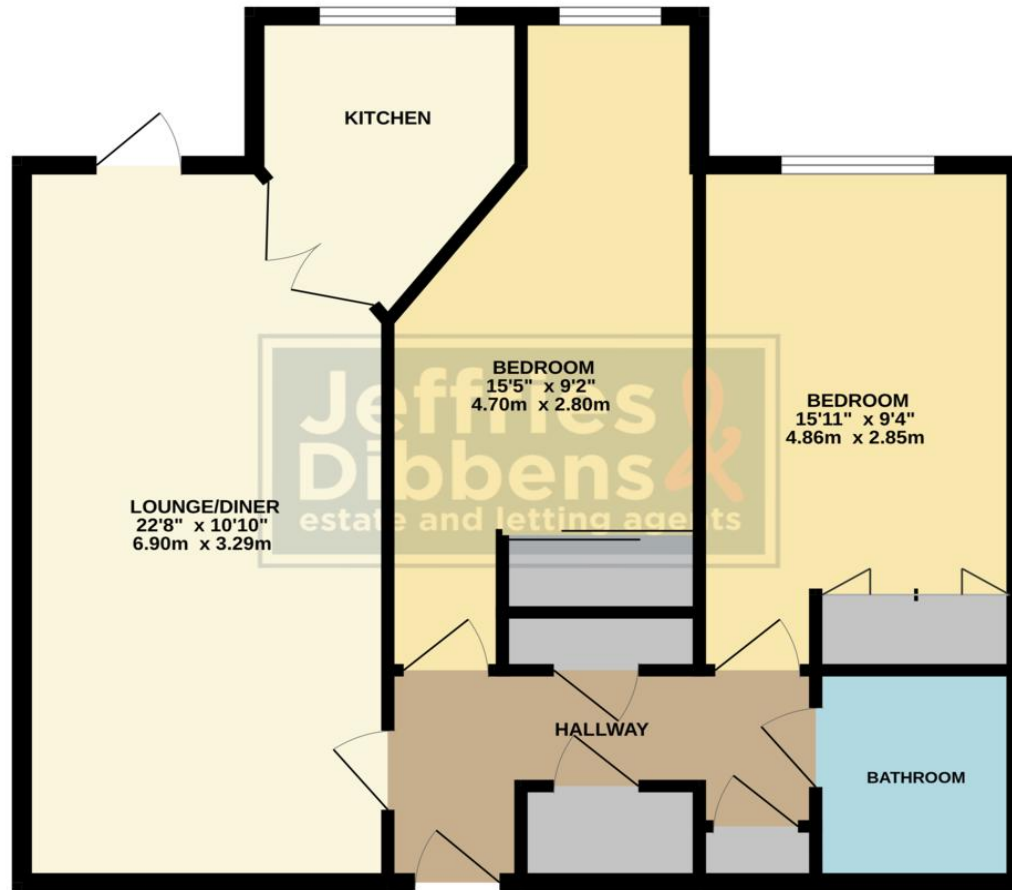
**BEDROOM TWO** 15' 5" x 9' 2" (4.7m x 2.79m)



## AGENTS NOTE

We understand there are 107 years remaining on the lease, the Ground Rent is £460 annually and the Service Charge for 2024 is £2548.64 every 6 months.

GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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