



OFFERS IN EXCESS OF
£220,000
22 Brunel Way
Bedhampton, PO9 3NZ

PROPERTY SUMMARY

We are pleased to bring to the market this larger than average two bedroom apartment in the well regarded Hawthorn Mews development. The spacious contemporary accommodation comprises a hallway with utility cupboard, family bathroom suite, master bedroom with ensuite, a second double bedroom and the modern fitted kitchen/diner and living room with access onto the balcony. Additionally benefitting from two allocated parking spaces and well kept communal gardens. An internal viewing is essential to appreciate the size and stylish decor on offer with this lovely modern flat. Contact us to arrange your appointment.





HALLWAY

UTILITY CUPBOARD

BATHROOM

BEDROOM ONE 19' x 8' 6" (5.79m x 2.59m)

ENSUITE

BEDROOM TWO 12' 7" x 8' 2" (3.84m x 2.49m)

KITCHEN/DINING/LIVING ROOM 28' 3" x 13' 10"
(8.61m x 4.22m)

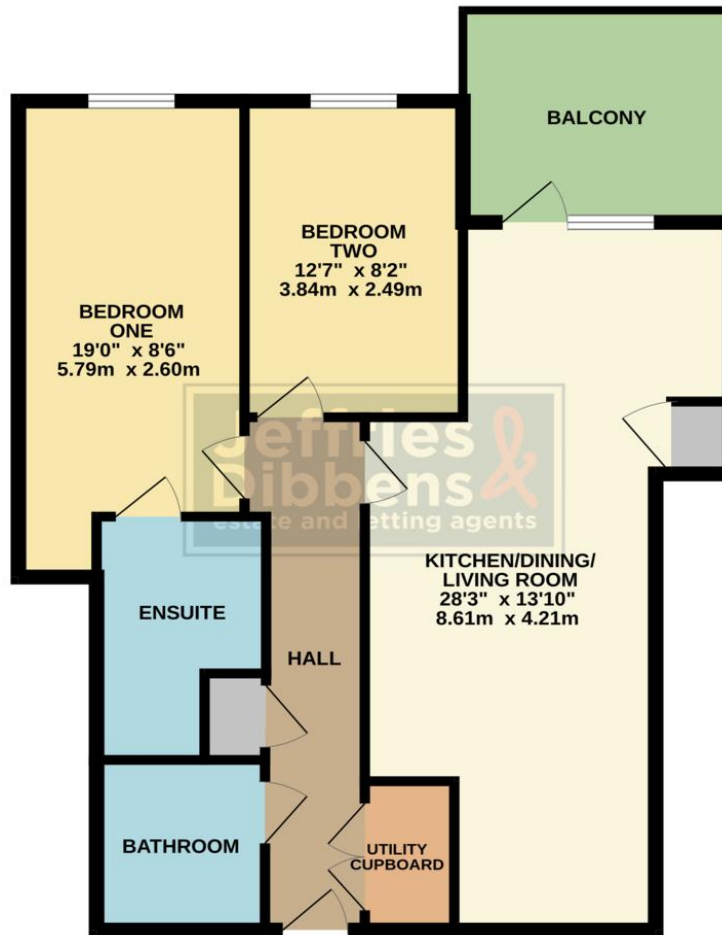
BALCONY

AGENTS NOTE

We understand the current Service Charge is £1739.40/year and Ground Rent is £250/year. There are 116 years remaining on the lease.



SECOND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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	
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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