



**£128,500**  
**Flat 17 Stratton House,**  
**Greywell Road**  
Leigh Park, PO9 5AH

## PROPERTY SUMMARY

Offered with no forward chain, this two bedroom top floor apartment is conveniently located above shops and with ample local amenities and transport links nearby. The internal accommodation comprises two bedrooms, a shower room, storage cupboard and a lounge/diner that opens onto the kitchen. Situated on the top floor, this flat has a lovely private feel and is part of only 4 flats on this level. There is also the possibility to apply for a residents permit for Greywell Car Park. We feel this would make an excellent investment for a potential landlord, or good starting option for first time buyers. Contact us to arrange your viewing.







## **ENTRANCE HALLWAY**

**BEDROOM ONE** 11' 4" x 9' 5" (3.45m x 2.87m)

**SHOWER ROOM** 7' 6" x 5' (2.29m x 1.52m)

**BEDROOM TWO** 12' 4" x 6' 10" (3.76m x 2.08m)

## **STORAGE CUPBOARD**

**KITCHEN/LOUNGE/DINER** 17' 5" x 15' 10"  
(5.31m x 4.83m)

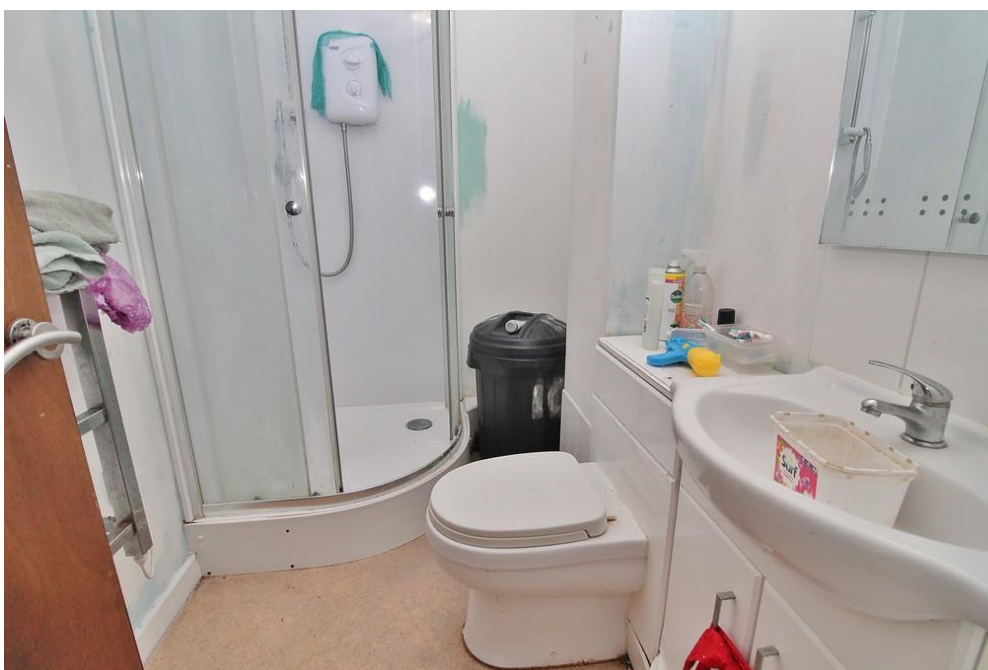
## **ACCESS**

Access to Stratton House is via stairs in the corner of Greywell Car Park

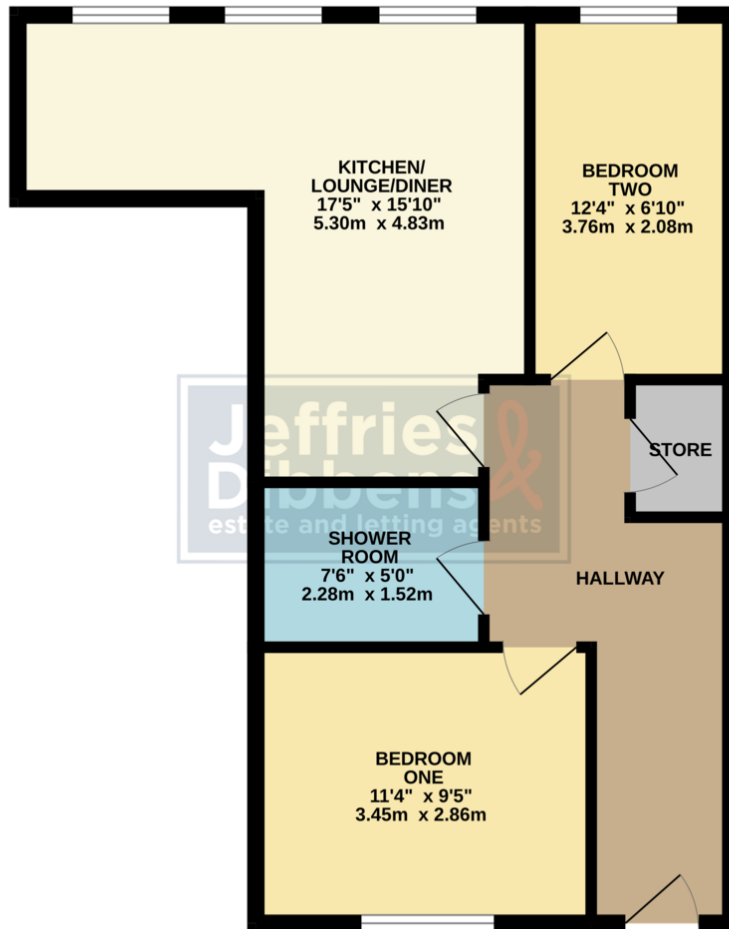
## **AGENTS NOTE**

There are around 116 years remaining lease.

We understand the annual Service Charges are £1533.34 and annual Ground Rent is £125.00



549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA - 549 sq.ft. (51.0 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 A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

**Jeffries  
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