

**STRATTON HOUSE**

Poundland  
**GOODS IN**

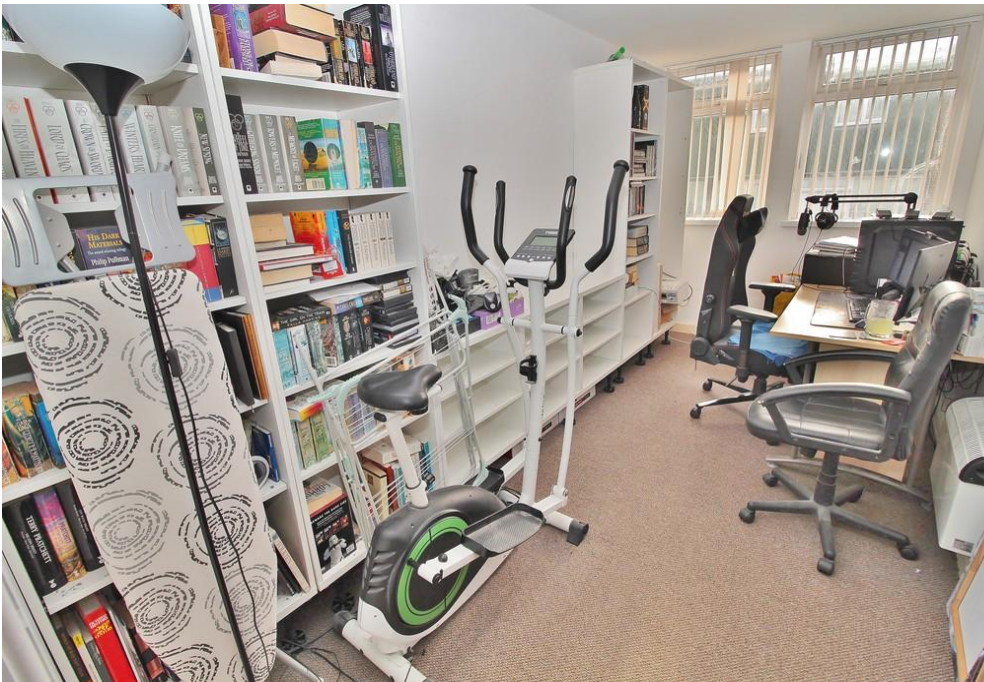
NO  
PARKING  
PLEASE  
KEEP CLEAR

**£135,000**  
**Flat 3 Stratton House,**  
Greywell Road, Havant, PO9 5AH

## PROPERTY SUMMARY

Offered with No Forward Chain and benefiting from a new shower room, this two bedroom apartment is conveniently located above shops, there are ample local amenities and transport links nearby. There is also the possibility to apply for a residents permit for Greywell Car Park. The property is entered via a communal hallway and there is your own storage shed. Inside your front door, your hallway leads to the spacious open plan kitchen/living room, two double bedrooms and the recently fitted modern shower room. We feel this will make an excellent first time buy as well as an investment. Contact us to arrange your internal viewing.





## **HALLWAY**

**KITCHEN/DINING/LIVING ROOM 23' 7" x 13' 1"**  
(7.19m x 3.99m)

**BEDROOM ONE 14' 10" x 7' 3"** (4.52m x 2.21m)

**BEDROOM TWO 14' 10" x 7' 1"** (4.52m x 2.16m)

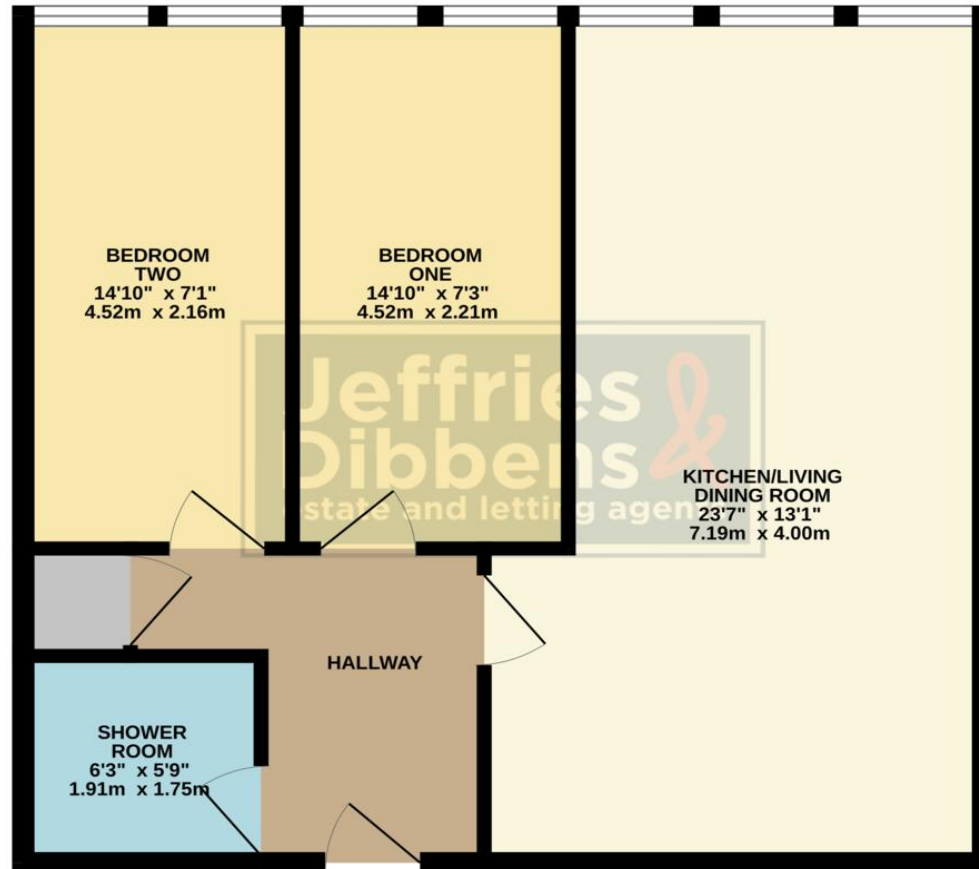
**SHOWER ROOM 6' 3" x 5' 9"** (1.91m x 1.75m)

**STORAGE SHED 7' 10" x 5' 2"** (2.39m x 1.57m)

## **AGENTS NOTE**

We understand the current annual Service Charge & Building Insurance is £1500, Ground Rent is £125 and there are 115 years remaining on the lease

FIRST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



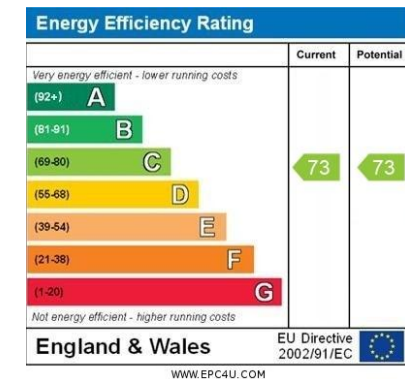
TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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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