



OFFERS OVER

**£250,000**

**4a Juniper Square**

Havant, PO9 1JA



## PROPERTY SUMMARY

This beautifully presented first floor purpose built flat is located in central Havant and boasts two double bedrooms, a 23'5 lounge/diner, modern fitted kitchen and a spacious bathroom suite. Situated close to local amenities and transport links, we feel this flat would suit first time and investment buyers alike due to the low maintenance costs. The property benefits from gas central heating, double glazing and a garage in block. To arrange your accompanied viewing, contact Jeffries and Dibbens (Havant) today.





**ENTRANCE HALL** 21' 0" x 5' 0" (6.4m x 1.52m)

**LOUNGE/DINER** 23' 5" x 11' 4" (7.14m x 3.45m)

**KITCHEN** 8' 6" x 8' 5" (2.59m x 2.57m)

**BEDROOM ONE** 11' 3" x 11' 1" (3.43m x 3.38m)

**BEDROOM TWO** 11' 3" x 9' 9" (3.43m x 2.97m)

**BATHROOM** 12' 1" x 6' 3" (3.68m x 1.91m)

**COMMUNAL GARDENS**

**GARAGE** In block.

### **LEASE INFORMATION**

125 year lease from November 1990

90 years remaining

Ground Rent - £10.00 per annum

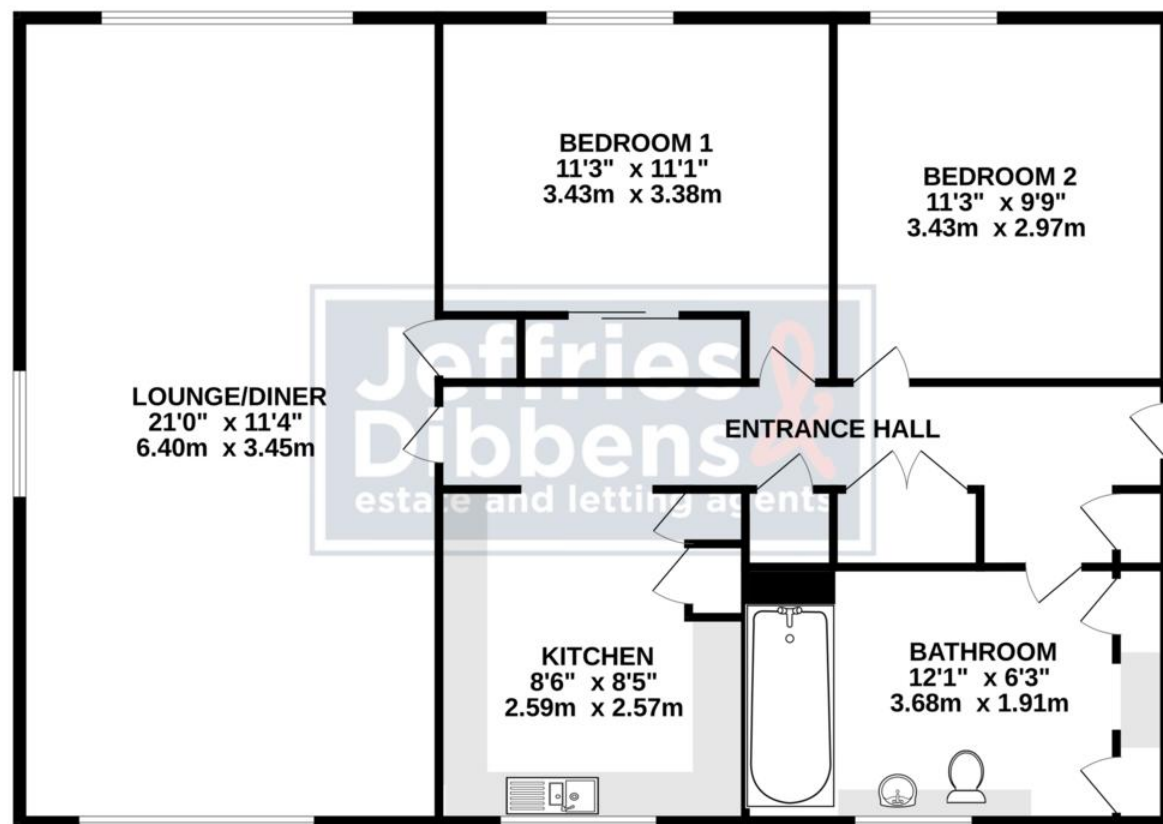
Service Charge (including Buildings Insurance)

£43.36 (approx.) per month

A legal representative should check these details prior to exchange of contracts.



## FIRST FLOOR



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 B

**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>		
(69-80) <b>C</b>	79	79
(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	

WWW.EPC4U.COM

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk

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.