

FLAT 11 KINGFISHER COURT SWALLOW CLOSE, HAVANT, PO9 2RB



£169,995 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this one bedroom, second floor flat located in Swallow Close, Denvilles. Well presented throughout, the accommodation on offer comprises a 19ft reception room, an 11ft modern fitted kitchen, a 12ft bedroom, plus a modern fitted bathroom. Additional benefits include double glazing, electric heating, plus a garage! Contact our Havant & Hayling Island branch to arrange your internal viewing, open late! 02392 474737

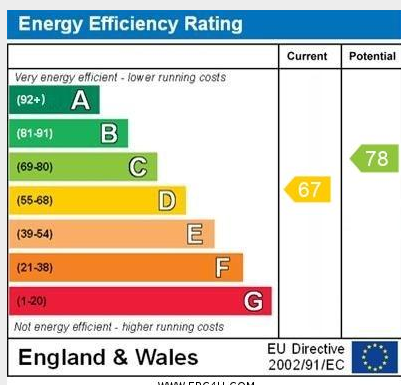


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COMMUNAL ENTRANCE

SECOND FLOOR LANDING

HALL

BEDROOM

12' 0" x 11' 11" (3.66m x 3.63m)

RECEPTION ROOM

19' 01" into bay x 11' 11" (5.82m x 3.63m)

KITCHEN

11' 04" x 5' 11" (3.45m x 1.8m)

BATHROOM

8' 10" x 5' 11" (2.69m x 1.8m)

GARAGE

AGENTS NOTE – COUNCIL TAX BAND B



LEASE INFORMATION:



As of June 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent:

Balance of Lease: 104 years

Ground Rent Charges: £100

Ground Rent Review Period:

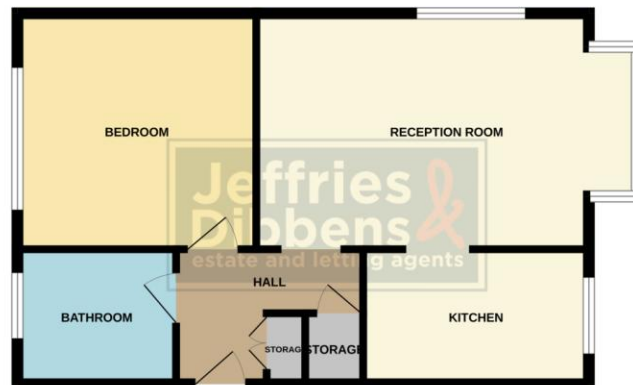
Maintenance/Service Charges: £1,354

Maintenance /Service Charges Review Period:

Building Insurance:

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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 a guide only. prospective purchaser. The services, supplies and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
Made with Metaphor C2025

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH