

£119,995

Flat 30 Watermill Court

Springwell, Havant, PO9 1ED

PROPERTY SUMMARY

Nicely located in a quiet backwater, yet only a short stroll from the amenities of Havant town centre, including Waitrose and a mainline train station, this lovely apartment will make an ideal retirement home. The accommodation comprises a spacious lounge/dining area and a neatly fitted kitchenette, a shower room and double bedroom with built in wardrobes. The property is accessed via a security entrance through a characterful conservation setting which also affords a communal parking area. Watermill Court offers a welcoming community with the communal lounge and laundry room (included with the maintenance charges), there is also a lift to all floors and a guest lodge for overnight stays. Externally there are parking spaces for residents and visitors to use. Also benefiting from No Forward Chain, contact us at your soonest convenience to arrange your viewing.





COMMUNAL ENTRANCE

Hallway leading to stairs and lift to all floors

HALLWAY

BEDROOM 19' x 8' 9" (5.79m x 2.67m)

SHOWER ROOM

LOUNGE/DINER 17' 9" x 11' 4" (5.41m x 3.45m)

KITCHEN 9' x 5' 9" (2.74m x 1.75m)

AGENTS NOTE

There are 105 years remaining on the lease (125 Yrs from March 2005)

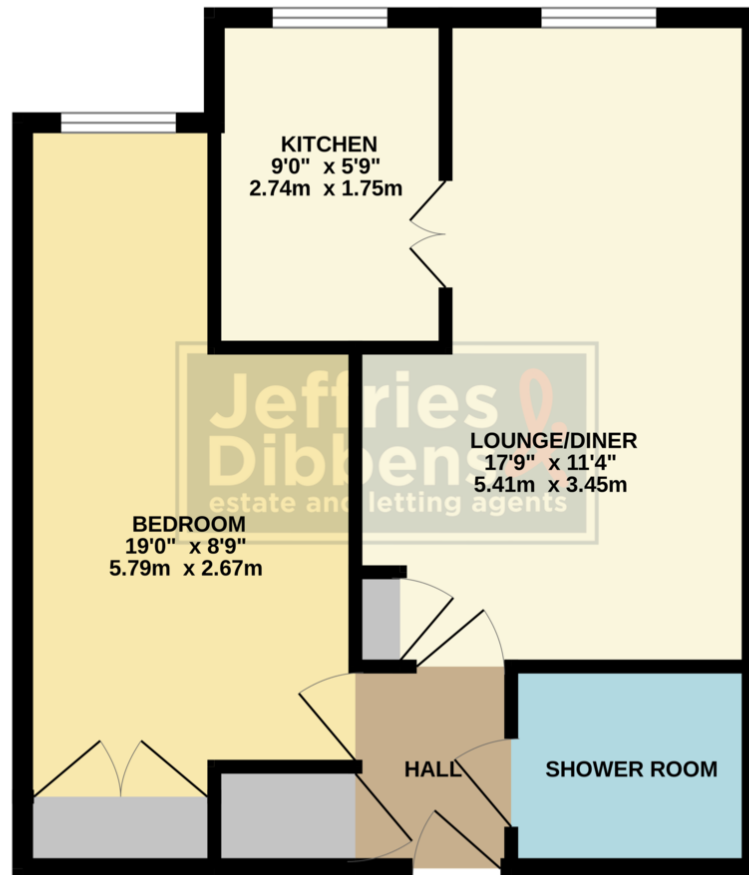
We understand the Ground Rent is £197.50 per half year and Service Charge is £1700 per half year

COMMUNAL LAUNDRY ROOM

COMMUNAL LOUNGE



SECOND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.

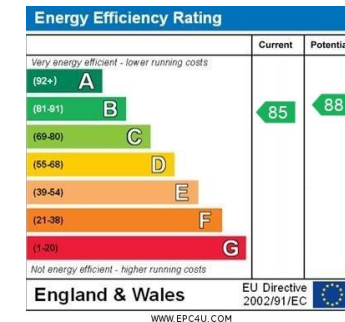
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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