



£81,995
41 Bellair House, East Street
Havant, PO9 1QS

PROPERTY SUMMARY

Situated close to Havant Town Centre with the mainline train station, bus station and ample local amenities, this top floor flat in the retirement complex of Bellair House has been greatly updated by the current owner. Benefiting from a rewire, new electric heating, new water heater and a new shower room, this flat will suit someone looking for a 'ready to move in to' flat. Bellair House offers communal areas with a lounge and laundry room, there are well maintained gardens around, a car park to the rear and a lift to all floors and in the flat, there are emergency pull cords in each room. Internal viewing is essential to appreciate the size and outlook of this apartment, contact us to arrange your appointment.

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ENTRANCE

LOUNGE/DINER 16' 7" x 9' 9" (5.05m x 2.97m)

KITCHEN 6' 5" x 5' 8" (1.96m x 1.73m)

SHOWER ROOM 6' 8" x 5' 8" (2.03m x 1.73m)

BEDROOM 13' 3" x 8' 8" (4.04m x 2.64m)

With built in wardrobes

STORAGE CUPBOARD



COMMUNAL LAUNDRY ROOM

COMMUNAL LOUNGE

AGENTS NOTE

We understand there are 57 years remaining on the lease and the current charges are £259/month

SECOND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq.ft. (37.5 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.

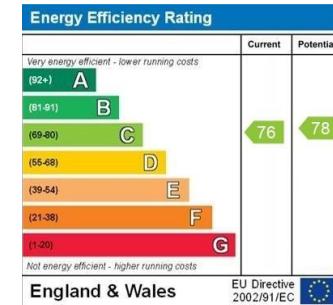
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

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.