



£149,995
24 The Parchment
Havant, PO9 1HD

Jeffries & Dibbens
estate and letting agents

PROPERTY SUMMARY

Offered with No Forward Chain, this one bedroom apartment is located in a small, prestigious, award winning development built c.1986, and only a short walk to the plentiful amenities of Havant Town Centre, including a Waitrose store, numerous eateries and coffee shops. Benefiting from an owned and allocated parking space, this first floor apartment has a private porch, hallway, double bedroom with built in wardrobes, bathroom suite and an open plan lounge/diner and fitted kitchen. An internal viewing is essential to truly appreciate the size of accommodation and potential for modernisation offered, contact us today to arrange your viewing.

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HALLWAY

BEDROOM 13' 4" x 8' 4" (4.06m x 2.54m)

BATHROOM 7' 4" x 5' 9" (2.24m x 1.75m)

LOUNGE/DINER 15' 4" x 10' 10" (4.67m x 3.3m)

KITCHEN 7' 4" x 6' (2.24m x 1.83m)

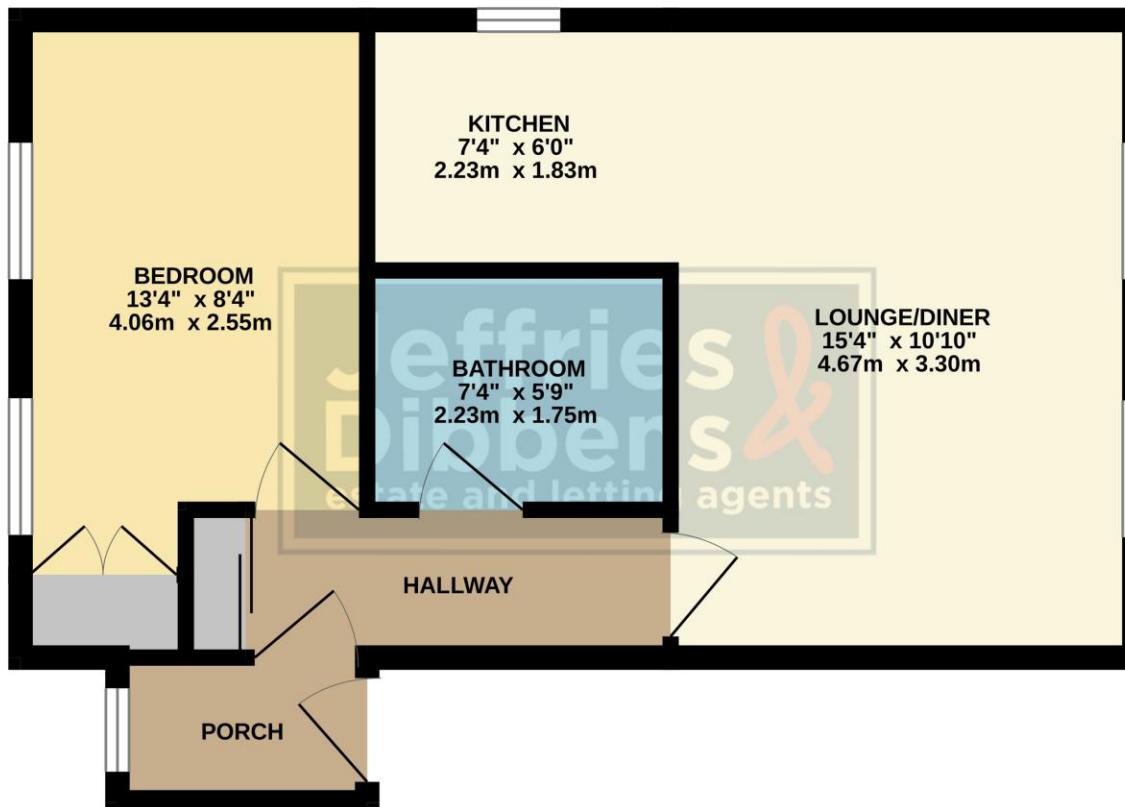


ALLOCATED PARKING SPACE

AGENTS NOTE

We understand the property comes with a Share of Freehold and 959 years remaining on the lease, the current service charge is £1000/year

FIRST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.2 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.

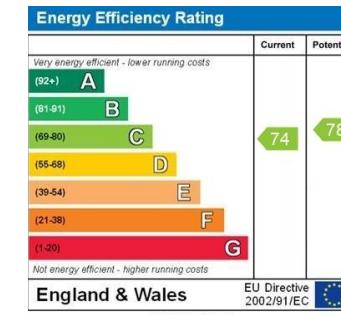
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Share of Freehold

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.

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