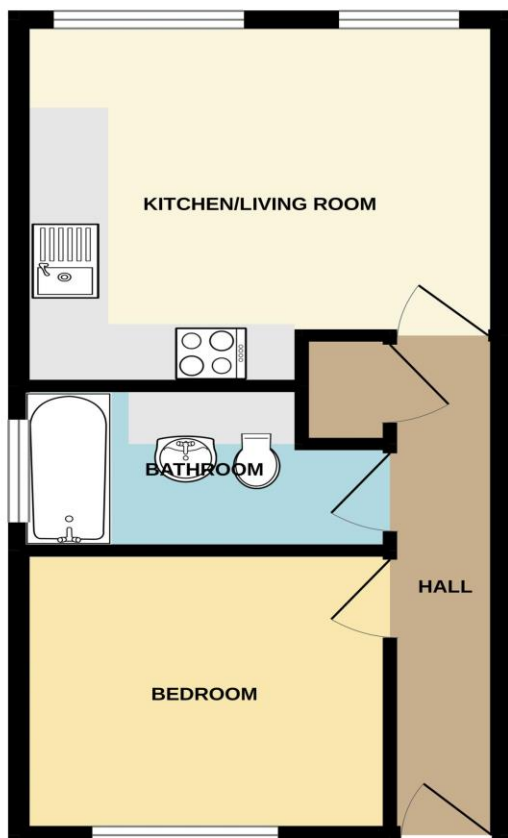




FIRST FLOOR APARTMENT
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 344 sq.ft. (32.0 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.
Made with Metropix v2022

Energy performance certificate (EPC)

10 Willow Park Leigh Road HAVANT PO9 2GG	Energy rating C	Valid until: 25 June 2029
		Certificate number: 8988-7939-6260-9455-9926

Property type	Mid-floor flat
Total floor area	40 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

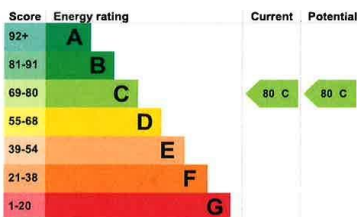
This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



10 Willow Park, Leigh Road

Havant PO9 2GG

Offers Over: £190,000

DESCRIPTION

This immaculately presented one bedroom first floor flat is located in the Willow Park development built in 2019 and just a short distance to Havant town Centre with its mainline train station to London. The property has a light and airy feel and consists of an open plan modern fitted kitchen/ living area with integral fridge/freezer, washing machine and dishwasher. The modern bathroom benefits from having a window and there is a generous sized bedroom. Outside you benefit from an allocated parking space as well as additional visitor spaces for when friends or family pop over. Additional benefits come in the form of double glazing, a secure entry system, lift and a shared bike shed. Internal viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE
Stairs and lift to first floor.

FIRST FLOOR APARTMENT

ENTRANCE HALL

BEDROOM: 10' 2" x 9' 1" (3.10m x 2.77m)

BATHROOM: 10' 2" x 5' 3" (3.10m x 1.60m)

KITCHEN/LIVING ROOM: 14' 0" x 11' 3" (4.26m x 3.43m)

OUTSIDE

ALLOCATED PARKING SPACE



COMMUNAL BIKE SHED

LEASE INFORMATION

Length of lease: 120 years remaining.
Maintenance: Approximately £1,070 per year
Ground Rent: £140 per year

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND A

EPC RATING - BAND C

