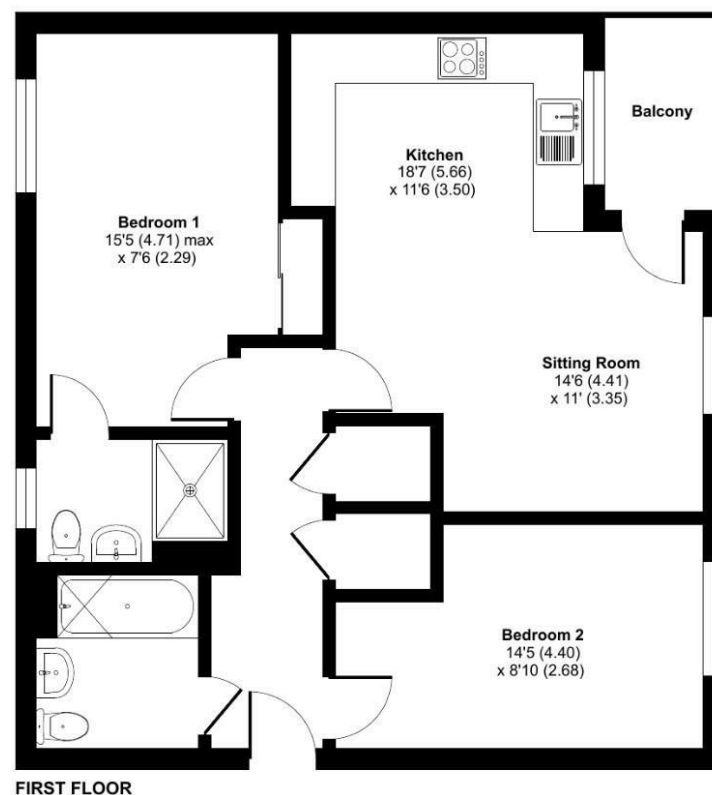


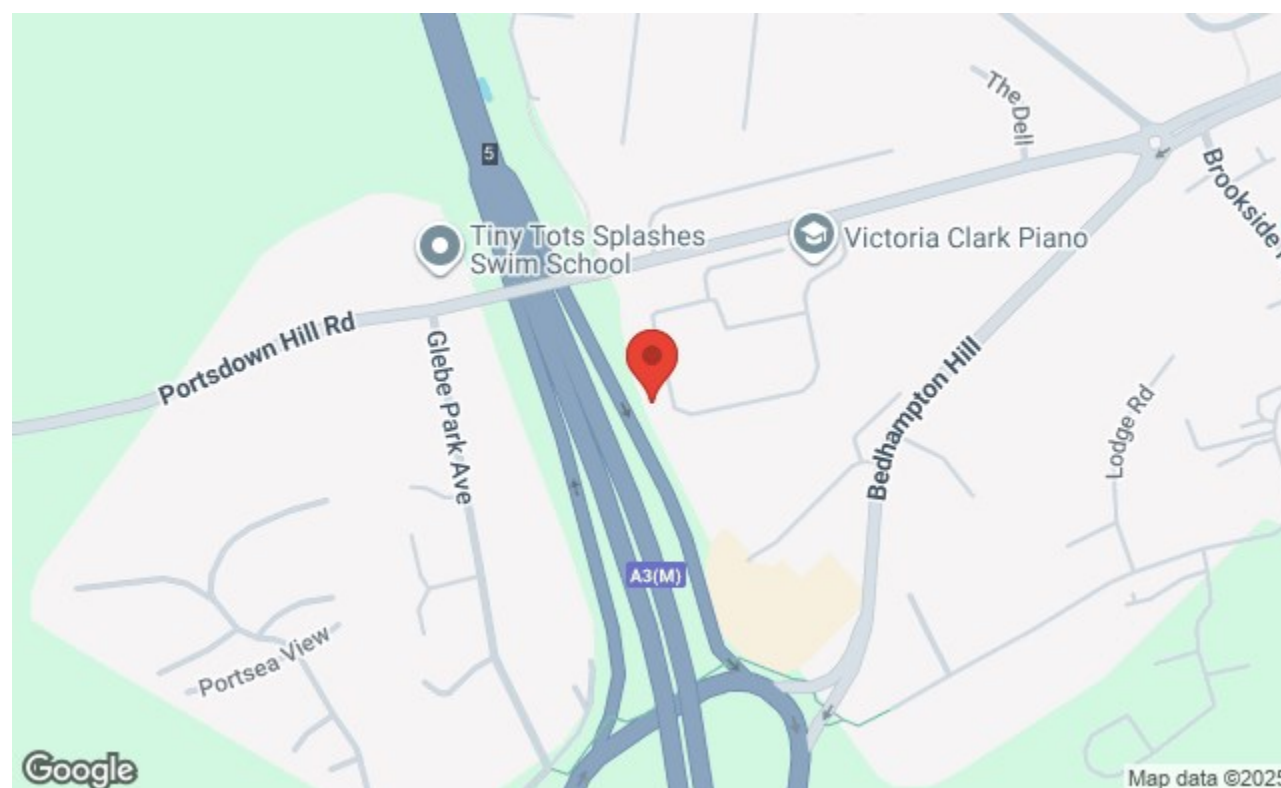


Approximate Area = 698 sq ft / 64.8 sq m
For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Taylor Hill & Bond. REF: 1155248



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Guide Price £215,000

Brunel Way, Havant PO9 3NZ

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HIGHLIGHTS

- ❖ First Floor Flat
- ❖ Two Double Bedrooms
- ❖ Primary with Ensuite
- ❖ Balcony from Sitting Room
- ❖ Two Allocated Parking Spaces



Situated in a popular locality within Bedhampton, this two-bedroom first floor flat offers modern living facilities with two allocated parking spaces and balcony. An early viewing is advised to fully appreciate what this property has to offer.

Located within this private luxury development built by Linden homes in 2015, this beautifully presented apartment is located on the first floor and benefits from a private balcony. The property boasts generous living accommodation to include a contemporary fitted kitchen and two bathrooms – one of which is an ensuite to the primary bedroom.

The property comprises of a good-sized entrance hall that benefits from two large storage cupboards. An open plan living/dining space leads through to the kitchen with a range of floor and wall cupboards, built-in dishwasher, stainless steel gas hob with oven beneath with extractor

above.

The master bedroom is a fantastic size with plenty of room for a double bed and accompanying furniture. This room benefits from a built-in wardrobe and en-suite shower room facilities. The second bedroom is also a great double room with additional fitted storage. The family bathroom features a full suite comprising a bath with shower over, wash basin, toilet and a heated towel rail.

Externally, there are two designated parking spaces for the property with a communal lawned area shared with neighbouring properties and some additional visitor parking spaces within the development.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

SITTING ROOM
14'5" x 10'11" (4.41 x 3.35)

KITCHEN
18'6" x 11'5" (5.66 x 3.50)

BEDROOM ONE
15'5" x 7'6" (4.71 x 2.29)

BEDROOM TWO
14'5" x 8'9" (4.40 x 2.68)

LEASEHOLD INFORMATION
Lease: 125 years from January 2015
Ground Rent: £250
Maintenance Charge: £1,367.30 pa
Estate Service Charge: £477.20 pa
Buildings Insurance: £488.32 (July '23 to June '24)

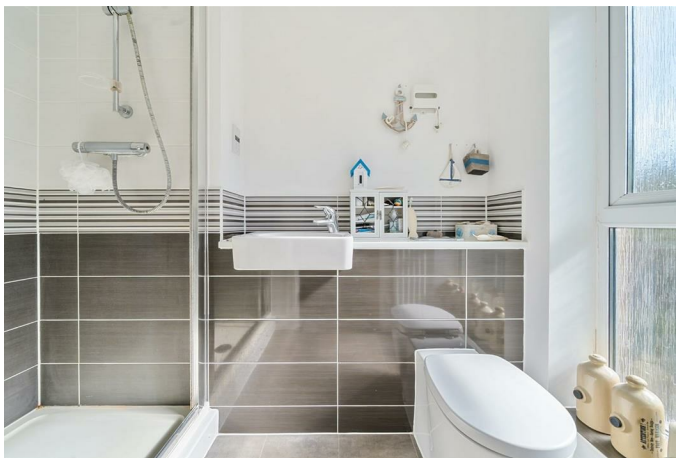
COUNCIL TAX BAND C

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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