

GUIDE PRICE

Guide Price £100,000

Crombie Close

Lovedean, PO8 8NF

PROPERTY SUMMARY

CASH BUYERS ONLY! We are delighted to offer for sale this 1 bedroom ground floor flat located in a cul-de-sac in Lovedean. The property currently has a tenant in situ who would like to remain if at all possible. The property offers a large lounge, light and airy bedroom, fitted kitchen and shower room. There are communal gardens and extensive parking available. To arrange your viewing contact us as sole agents.





COMMUNAL ENTRANCE Door leading to:

LOUNGE/DINER 20' 01" x 9' 7" (6.12m x 2.92m) Double doors to front, electric storage heater, entrance to kitchen, doors to:

BEDROOM 1 12' 5" x 8' 9" (3.78m x 2.67m) Window to front and side aspects, electric storage heater.

INNER HALLWAY Built in wardrobes, storage, door to:

SHOWER ROOM Shower cubicle, hand wash basin, WC, electric wall heater.

KITCHEN 9' 2" x 6' 2" (2.79m x 1.88m) Range of cupboards, units and work surfaces, inset sink unit, built in oven, hob and extractor, space for fridge freezer, plumbing for washing machine.

OUTSIDE Communal gardens, extensive car parking.

LEASE INFORMATION

As of April 2025 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: Together Property

Balance Of Lease: 62 (approx) years remaining

Service/Maintenance Charges: £1613.34 per annum

Buildings Insurance Charges: N/A

Ground Rent: £100 per annum

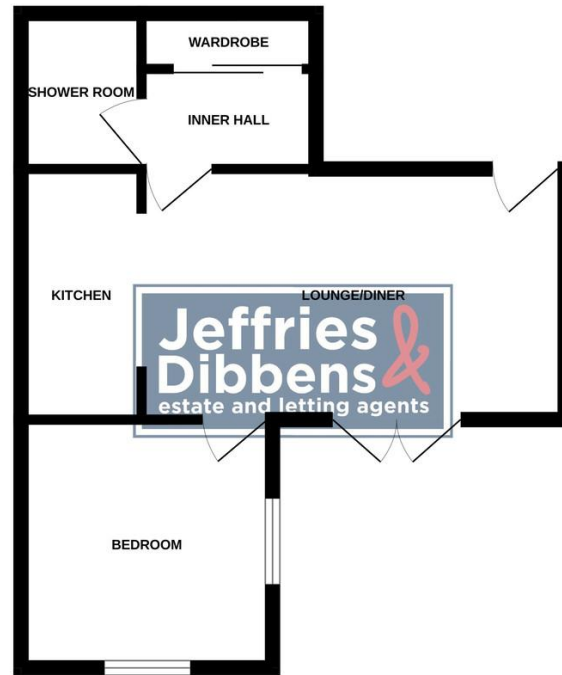
Service Charge Review Period: Annually

Ground Rent Review Period: 2038

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



GROUND FLOOR



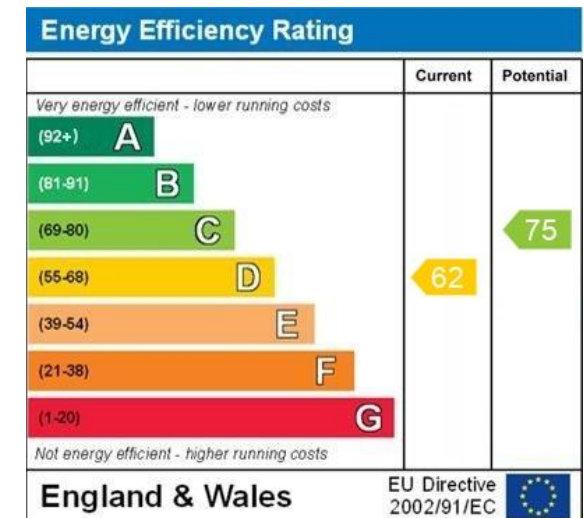
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



**Jeffries
Dibbens**
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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