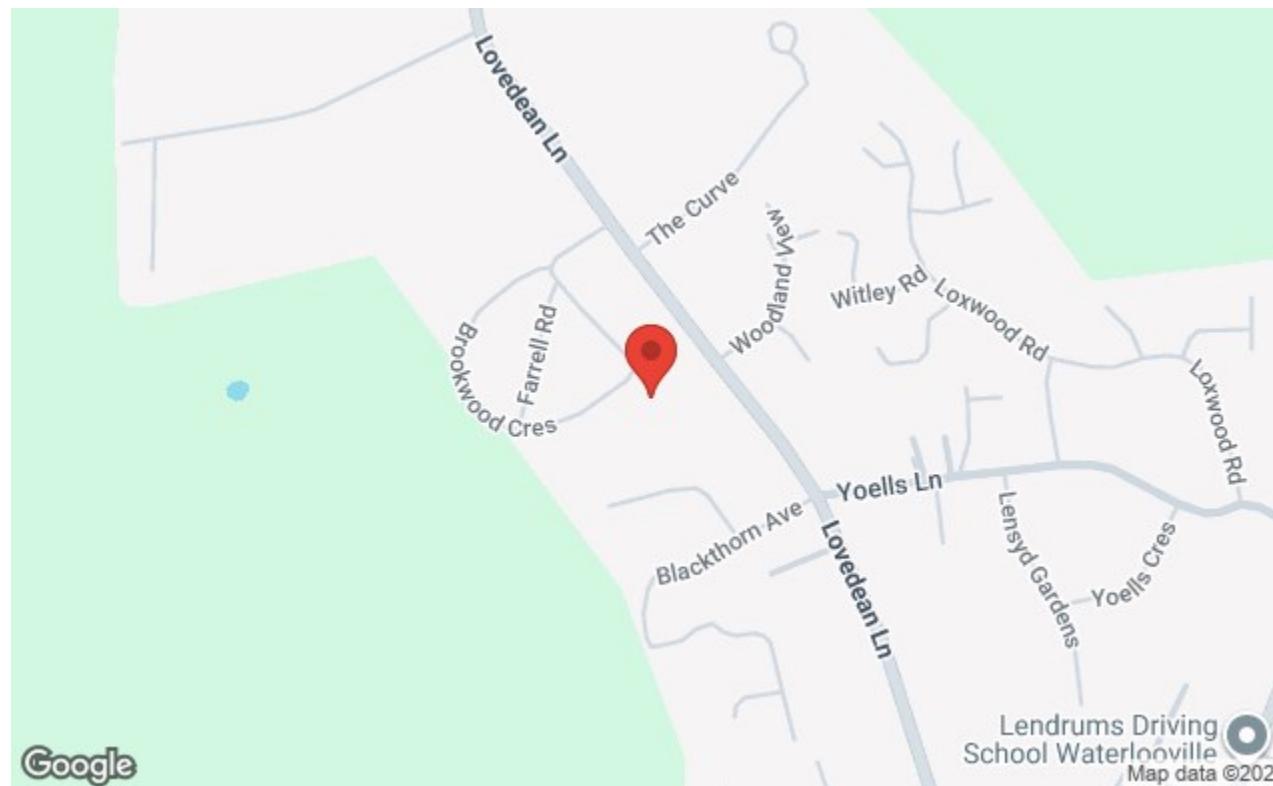


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The dimensions shown are for guidance only and should not be used 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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HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ APARTMENT
- ❖ KITCHEN/SITTING ROOM
- ❖ BATHROOM
- ❖ QUITE LOCATION
- ❖ FIRST TIME BUY
- ❖ INVESTMENT
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

This one-bedroom first floor apartment is located in a desirable and peaceful position within Lovedean, offering fantastic transport links to London via the A3(M) and surrounded by established greenery creating a pleasant outlook. Local amenities are a short walking distance for optimum convenience and the property is being offered with no forward chain. An early viewing is advised to fully appreciate what this property has to offer.

Upon entry to the property via a modern style composite front door, an expansive communal entrance hall is shared by only four apartments. This leads up via a wide staircase to Flat 20 which is situated to the right at the apex. Once inside, a central entrance hall leads through to a spacious open plan living room/kitchen with neutral decoration throughout. Whilst beautifully light, the living accommodation exudes natural light source from the multi-orientation windows. The kitchen is arranged in a U-shape configuration to maximise the worksurface available and finished in a cashmere matt contemporary cabinetry style. Integrated cooking and utility appliances are also available. The

bedroom sits adjacent to the kitchen on the left upon entry to the property, benefitting from a generous size and to include built-in wardrobes for storage. The bathroom facilities include bath with shower over and WC with vanity sink basin. Externally, the apartment also benefits from a lockable bike storage unit and further bin store for practicality. There is one allocated parking space and ample visitors bays are also available.

SUMMARY OF FEATURES: One Bedroom First Floor Apartment; Open Plan Living Room/Kitchen; Peaceful & Desirable locality in Lovedean; Walking Distance to Local Shops & Amenities; Direct Transport Links to London via A3(M); South Westerly Side & Rear Orientation; EPC Rating B

GENERAL INFORMATION: TENURE: Leasehold; SERVICES: All mains services connected; LOCAL AUTHORITY: Havant Borough Council; TAX BAND: A

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PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : A

we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

LEASE INFORMATION

Lease Length : 143
Ground Rent : £150
Service Charge : £2185

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

MORTGAGE SERVICE

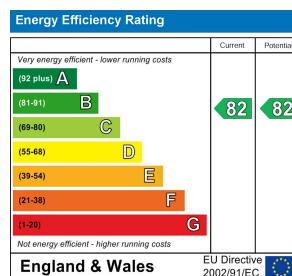
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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