

**£142,000**  
**Flat 6, 7 Little Hackets**  
Havant, PO9 5AU



## PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom apartment with an ensuite and allocated parking space is located only half a mile from ample local amenities, with transport links nearby. The accommodation comprises two double bedrooms with ensuite to master, bathroom suite, fitted kitchen and a lounge/diner with two Juliet balconies and views over the well kept estate gardens. An internal viewing is essential to appreciate the size of accommodation on offer here, contact us to arrange your visit.





## **HALLWAY**

**BEDROOM ONE** 11' 2" x 8' (3.4m x 2.44m)

**ENSUITE** 5' 7" x 5' 1" (1.7m x 1.55m)

**BEDROOM TWO** 10' 6" x 10' 2" (3.2m x 3.1m)

**BATHROOM** 6' 7" x 5' 7" (2.01m x 1.7m)

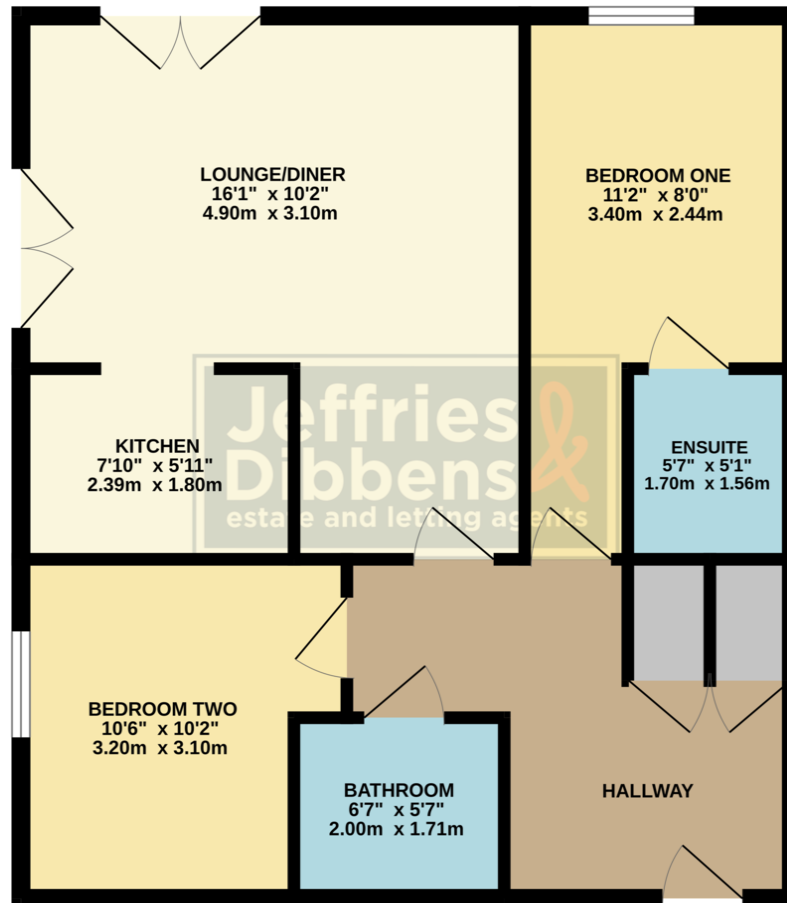
**LOUNGE/DINER** 16' 1" x 10' 2" (4.9m x 3.1m)

**KITCHEN** 7' 10" x 5' 11" (2.39m x 1.8m)

## **AGENTS NOTE**

There are 135 years remaining on the lease and we understand the current service charge is £1870.06 and ground rent is £384

FIRST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

**Jeffries  
& Dibbens**  
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