



£145,000
4 Northlea, Prince George Street
Havant, PO9 1FR

PROPERTY SUMMARY

Ideal First Time Purchase only a stone's throw from the mainline railway station! This lovely first floor apartment forms part of a small development of apartments renovated c. 2020. The property is conveniently located in Havant Town Centre, only a short walk to all of the plentiful amenities on offer including Waitrose, coffee shops, pubs & eateries. Accommodation consists of an open plan living area with fitted kitchenette, a double bedroom and a shower room. No forward chain.





KITCHEN/DINING/LIVING ROOM 14' 5" x 11' 4"
(4.39m x 3.45m)

BEDROOM 11' x 9' 4" (3.35m x 2.84m)

SHOWER ROOM

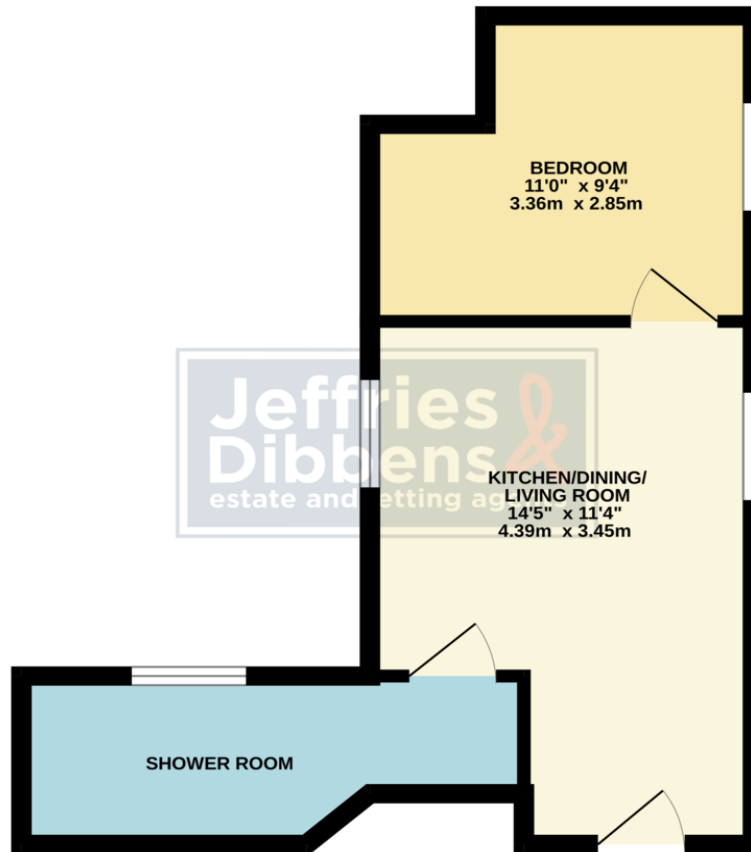
AGENTS NOTE

We understand there are 121 years remaining on the lease

We are informed the Ground rent is £200 and the service charge is £400 annually



FIRST 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.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

**Jeffries
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