

£137,000

Flat 4, 34 Billys Copse

Leigh Park, PO9 5DJ

PROPERTY SUMMARY

Situated within a well-kept residential estate, this generously size, modern first floor apartment is offered with NO FORWARD CHAIN and benefits from an en-suite and garage. The accommodation comprises two bedrooms, with an en-suite to the master, and family bathroom, fitted kitchen and a living room with Juliet balcony overlooking the attractive communal gardens. Conveniently positioned just half a mile from a range of local amenities, with nearby transport links providing excellent connectivity. An internal viewing is highly recommended to fully appreciate the size and accommodation on offer.

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ENTRANCE HALL

BEDROOM ONE 10' 9" x 8' 6" (3.28m x 2.59m)

ENSUITE 3' 10" x 9' 5" (1.17m x 2.87m)

BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m)

LIVING ROOM 13' 11" x 10' 4" (4.24m x 3.15m)

KITCHEN 5' 6" x 8' 7" (1.68m x 2.62m)

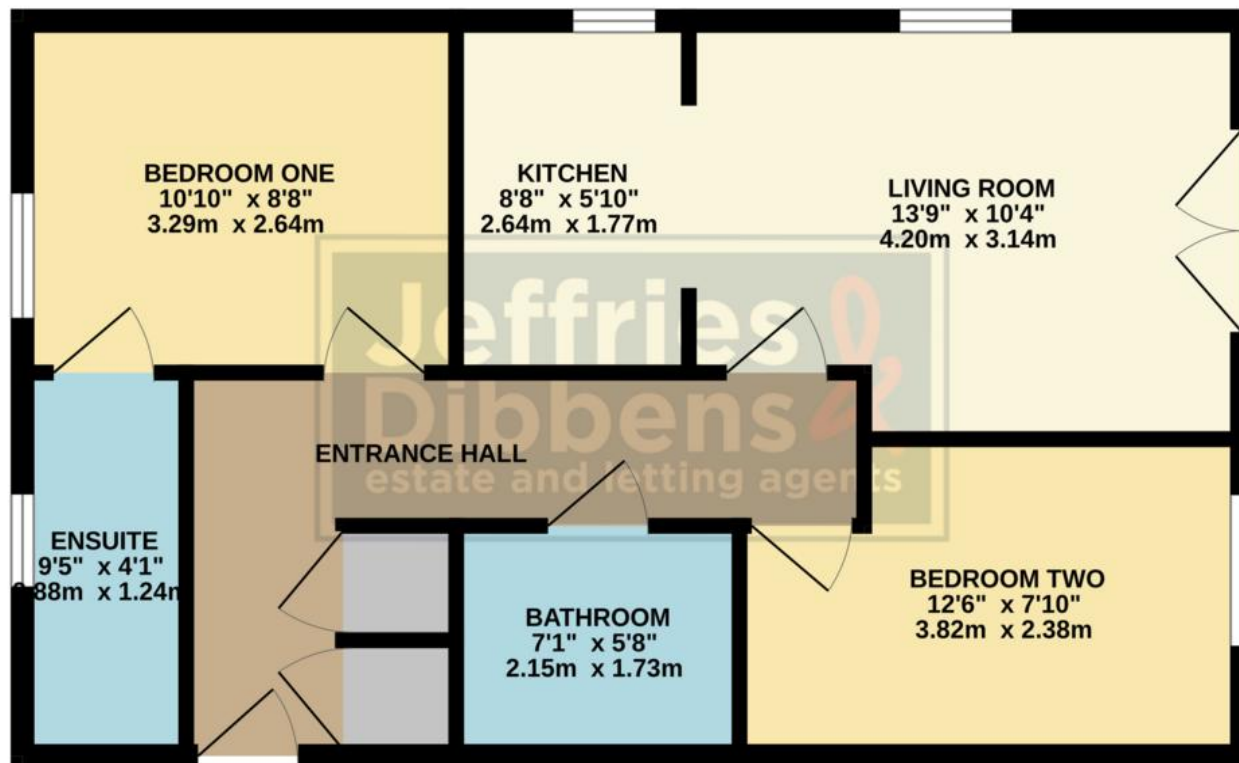
GARAGE

AGENTS NOTE

There are 130 years remaining on the lease and we understand the current annual service charge is £2,158.13, annual ground rent is £383.64.



FIRST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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