



**£90,000**  
**Flat 14, 32 Billys Copse**  
Leigh Park, PO9 5DJ

## PROPERTY SUMMARY

Offered with No Forward Chain, this studio flat benefits from an allocated parking space, new carpets and has been freshly painted. There is a contemporary bathroom suite, storage cupboards and an open plan living area, bed area and fitted kitchen. The apartment benefits from a southerly facing aspect and Juliet Balcony overlooking the green. Located in the well regarded Billys Copse, only half a mile from Greywell Shopping Centre, this could make a lovely and convenient purchase for first time buyers or as an investment. Contact agents to arrange your viewing.





**ALLOCATED PARKING SPACE**

**COMMUNAL ENTRANCE**

**HALLWAY**

**STORAGE CUPBOARDS**

**BATHROOM**

**BED AREA**

**LIVING AREA**

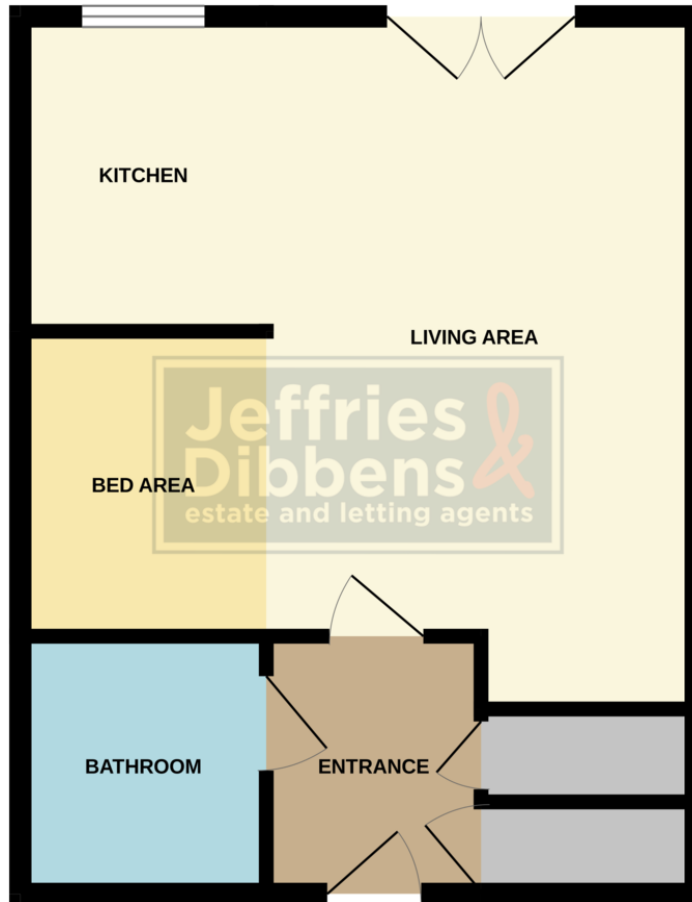
**KITCHEN**

**AGENTS NOTE**

We understand there are 135 years remaining on the lease, the current Ground Rent is £306.91 which was reviewed in November 2021. The service charge including Buildings Insurance is £1,907.69.



4TH FLOOR



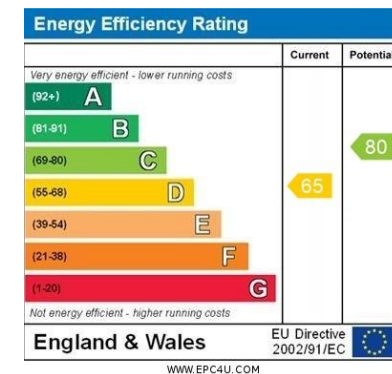
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

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