



## Flat 31, Angela Court 1A Stockheath Road , Havant, PO9 5GZ

**Asking price £180,000**

Welcome to this modern purpose-built flat offers a delightful living experience. Constructed in 2005, the property boasts a generous 861 square feet of well-designed space, making it an ideal choice for individuals or small families seeking comfort and convenience.

This second floor flat features a welcoming reception room that is both modern and light, providing a perfect setting for relaxation or entertaining guests. With two spacious bedrooms, residents will find ample room for rest and personal space. The well-appointed bathroom adds to the practicality of the home, ensuring that all essential amenities are readily available.

One of the standout features of this property is the extended long lease, 999 years from 2006, providing peace of mind for future ownership. Additionally, a new combi boiler has been installed, ensuring efficient heating and hot water throughout the year.

For those who value convenience, this flat is ideally located close to a variety of shops and schools, making daily errands and family life a breeze. Furthermore, the excellent transport links with the train station & bus routes, in the area allow for easy access to surrounding towns and cities, making commuting straightforward.

The property also includes parking, with the present owners having a van & a car and never have an issue parking, a valuable asset in this bustling area. Overall, this flat on Stockheath Road presents a wonderful opportunity for anyone looking to settle in a modern, well-connected home in Havant.

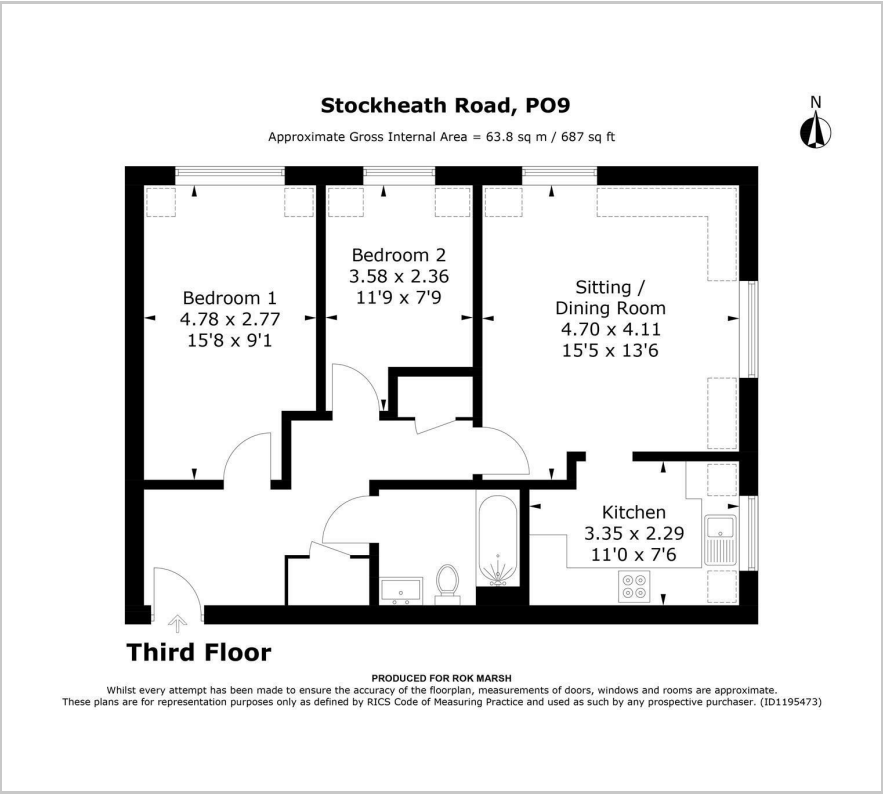
- New 999 lease from April 2006
- Combi boiler installed November 2023
- Gas central heating & double glazed
- Light & Modern
- Fitted Kitchen & Bathroom
- Good Transport Links
- Close to schools & shops
- Ample Parking

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.

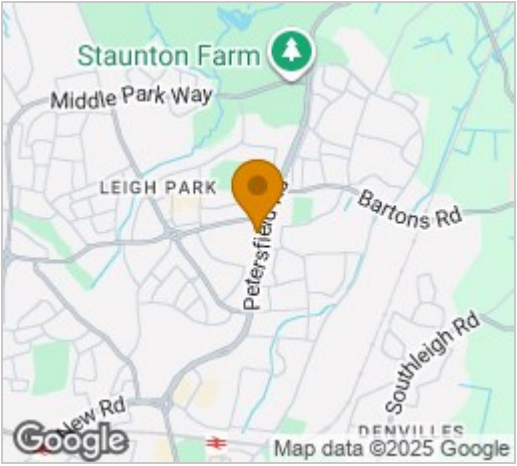




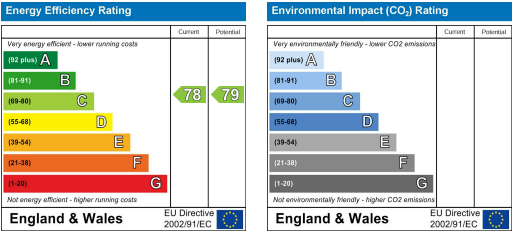
Floor Plan



Area Map



Energy Efficiency Graph



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