

£205,000
38 Brunel Way
Bedhampton, PO9 3NZ

PROPERTY SUMMARY

With a complete onwards chain, this well presented two bedroom apartment in this modern block is conveniently located close to transport links. Situated on the first floor, the contemporary accommodation comprises two double bedrooms with built in wardrobes and an ensuite to master, family bathroom suite and an open plan kitchen/dining/living room with a private balcony. Benefitting from a modern fitted kitchen with integrated appliances, there are also two sizeable cupboards in the hallway for utilities and storage. Externally there are two allocated parking spaces to the front of the building as well as communal bike & bin stores. This well regarded estate has well maintained greenery, visitor parking and this block has lift access to all floors. Contact us today to arrange your viewing.





HALLWAY

BATHROOM

BEDROOM TWO 14' 5" x 8' 10" (4.39m x 2.69m)

BEDROOM ONE 15' 5" x 9' (4.7m x 2.74m)

LOUNGE/DINER 14' 7" x 10' 11" (4.44m x 3.33m)

KITCHEN 11' 8" x 7' 3" (3.56m x 2.21m)

BALCONY

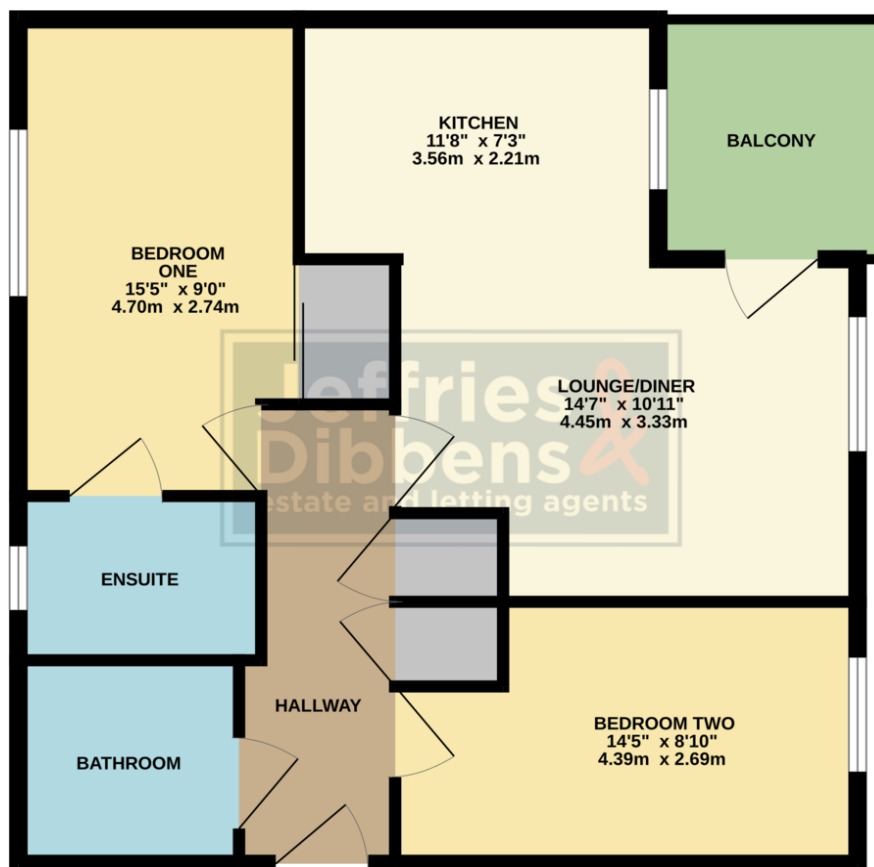
AGENTS NOTE

We understand the current annual service charge is £1366.00, the annual estate charge is £477.20, annual building insurance is £510 and the annual ground rent is £250.

There are also 115 years remaining on the lease



FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

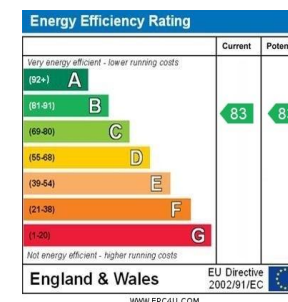
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

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
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