

£230,000

Empire Court, East Street

Havant, PO9 1EL

PROPERTY SUMMARY

Situated in the heart of Havant Town Centre, this modern apartment benefits from an allocated parking space and visitor spaces. Just 0.2 miles from Havant's mainline train station with direct links to London as well as a plethora of amenities all within walking distance, this highly regarded block has a Share of Freehold and gives you access to 'The Gazebo Garden' which is run by a local charity. This first floor apartment has been greatly enhanced under current ownership and comprises two double bedrooms, a modern fitted kitchen, lounge/diner and a contemporary shower room and is very well decorated. An internal viewing is essential to truly appreciate the quality and location of this wonderful apartment, contact us today to arrange your viewing.

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ENTRANCE HALL

KITCHEN 11' 8" x 5' 9" (3.56m x 1.75m)

LOUNGE 13' 3" x 11' 8" (4.04m x 3.56m)

SHOWER ROOM

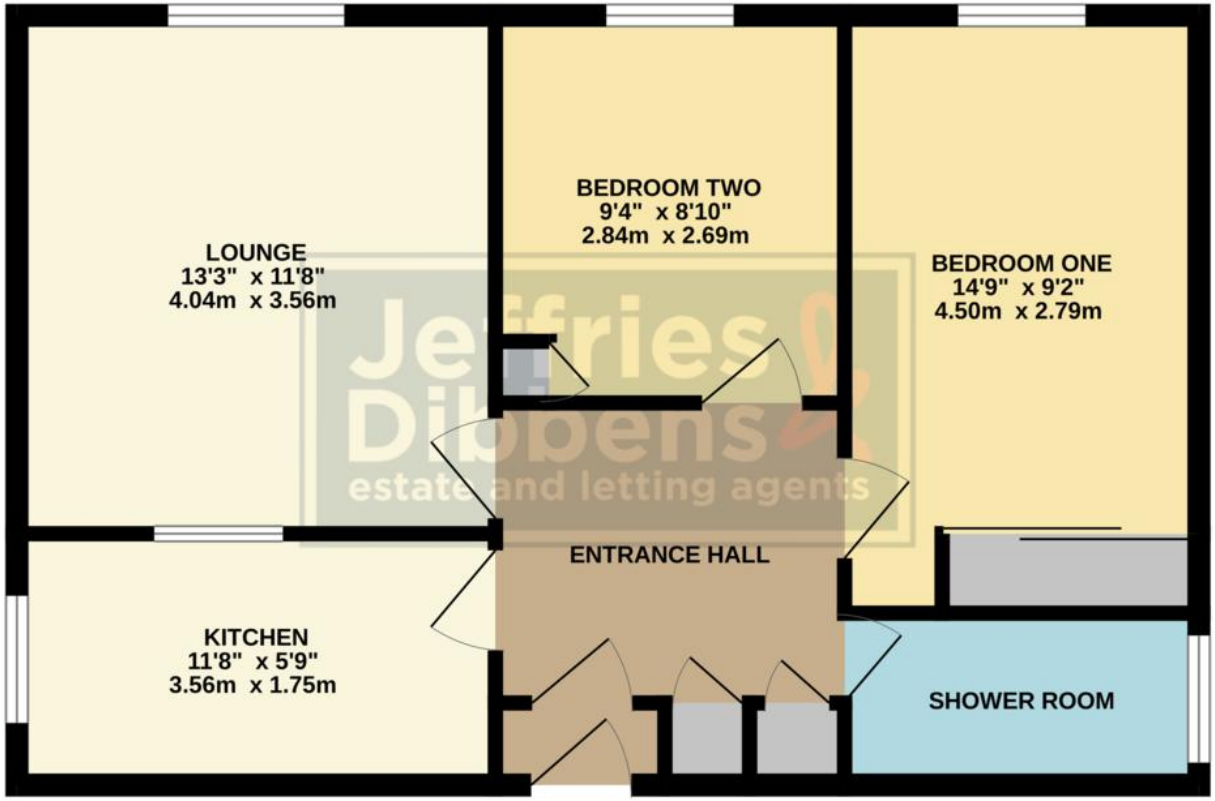
BEDROOM ONE 14' 9" x 9' 2" (4.5m x 2.79m)

BEDROOM TWO 9' 4" x 8' 10" (2.84m x 2.69m)

AGENTS NOTE

This property comes with a Share of the Freehold and there are 92 years remaining on the lease. We understand the current Service Charge is approx. £1200/year which includes buildings insurance. There is no Ground Rent paid.

FIRST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

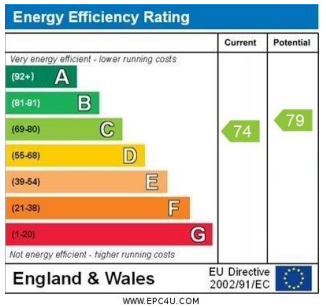
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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 Dibbens
estate and letting agents

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