

**£119,995**

**12a Norfolk House, Oaklands Road**

Havant, PO9 2RD



## PROPERTY SUMMARY

Offered with No Forward Chain this lovely flat is available to the over 60's looking for a peaceful retirement home near to the town centre. The property is situated on the first floor of this well regarded development which has picturesque communal gardens, a communal lounge, laundry rooms and residents parking. There is a wet room with half height shower doors, a double bedroom with built in wardrobes, airing cupboard, a large bright and airy lounge with bay window and a fitted kitchen. Norfolk House sits at the entrance to Oaklands Road, with the car park accessed through Connaught Road, within walking distance is Havant Town Centre with its range of amenities. Excellent transport links are offered by the bus stops nearby, mainline Havant train station and the A27. Keys are held with agents.





## **HALLWAY**

**LOUNGE** 13' 8" x 11' 3" (4.17m x 3.43m)

**KITCHEN** 8' x 7' 10" (2.44m x 2.39m)

**BEDROOM** 13' 8" x 9' 1" (4.17m x 2.77m)

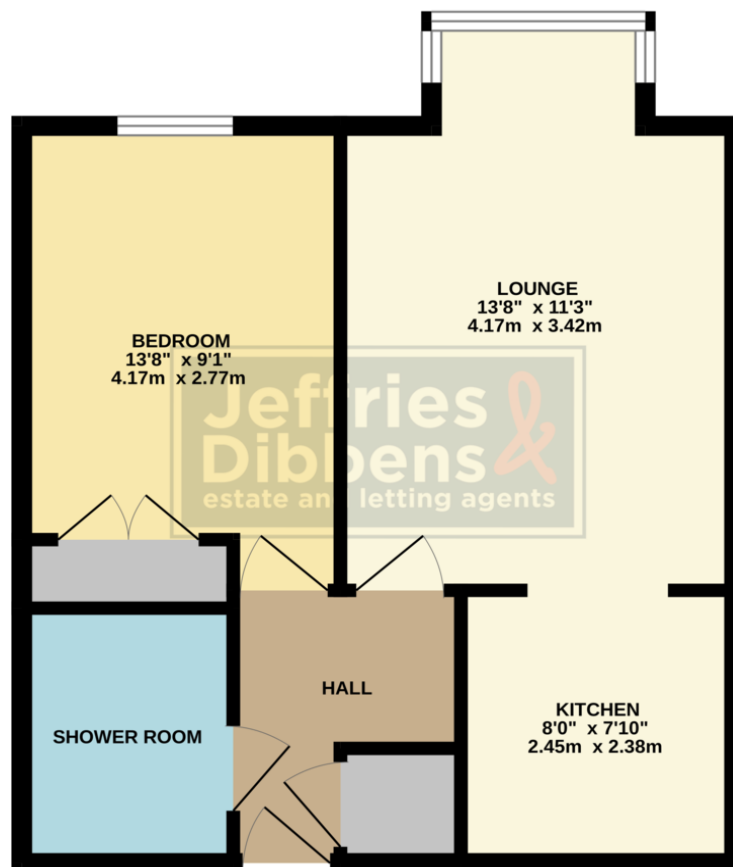
## **SHOWER ROOM**

## **AGENTS NOTE**

We understand there are 84 years remaining on the lease. Ground rent is £75 pa. Service charge was £2,737 in 2024 (pa).



FIRST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.7 sq.m.) approx.

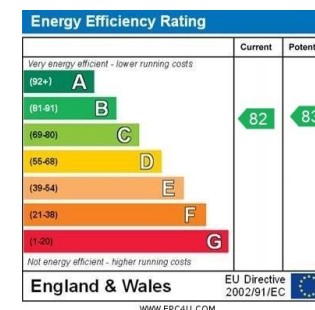
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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