



£140,000
Flat 8, 32 Billys Copse
Havant, PO9 5DJ

PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom apartment with an ensuite and **DOUBLE GARAGE** is located only half a mile from ample local amenities, with transport links nearby. The accommodation comprises two double bedrooms with ensuite to master, bathroom suite, fitted kitchen and a lounge/diner with a Juliet balcony looking over the well kept estate gardens. An internal viewing is essential to appreciate the size of accommodation on offer here, contact us to arrange your visit.

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HALLWAY

BEDROOM ONE 10' 10" x 8' 8" (3.3m x 2.64m)

ENSUITE 9' 5" x 4' 1" (2.87m x 1.24m)

BEDROOM TWO 12' 6" x 7' 10" (3.81m x 2.39m)

BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m)

LOUNGE/DINER 13' 9" x 10' 4" (4.19m x 3.15m)

KITCHEN 8' 8" x 5' 10" (2.64m x 1.78m)

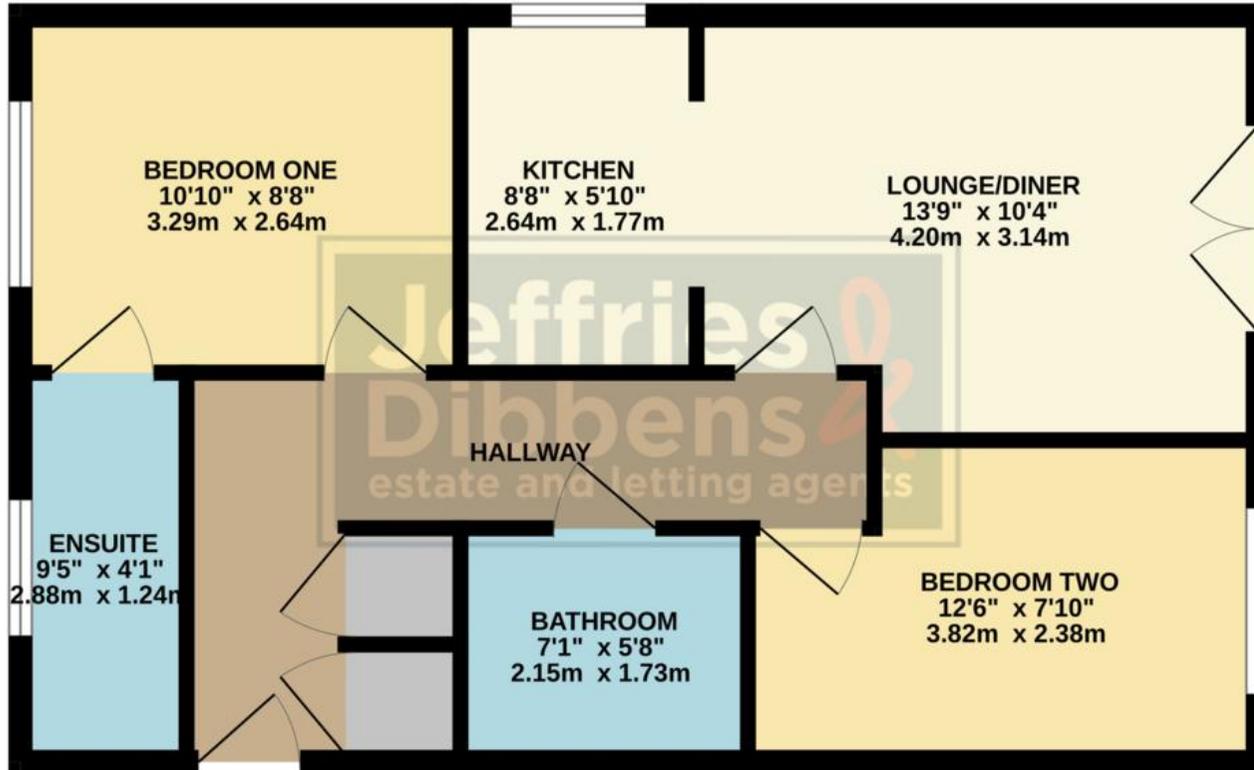
DOUBLE GARAGE

AGENTS NOTE

There are 135 years remaining on the lease and we understand the current annual service charge is £2047.50, the previous year was £1912 and annual ground rent is £384



THIRD FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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.

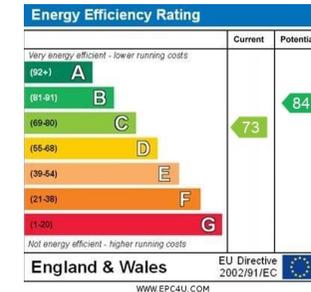
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band 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.

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.



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