



£185,000
2 Oldcroft Court

2 Brockhampton Lane Havant, PO9 1LZ

PROPERTY SUMMARY

Central Havant Ground Floor Flat with Allocated Parking! Located in a secure gated development this apartment benefits from your own private front door and the parking space next to it, and is only a short walk to the local amenities in the Town Centre. The well presented accommodation comprises two bedrooms, with an ensuite to the master, family bathroom suite, light and spacious lounge/diner and a modern fitted kitchen. Excellent shopping facilities and transport links are nearby making this a wonderful choice for first time buyers, investors and downsizers alike. Additional benefits include a long lease, double glazing, gas central heating and recently fitted bathroom & ensuite. Contact us to arrange your internal viewing to appreciate all this apartment has to offer.





ENTRANCE HALL

BEDROOM ONE 11' 4" x 9' 5" (3.45m x 2.87m)

ENSUITE

BEDROOM TWO 11' 6" x 6' 9" (3.51m x 2.06m)

BATHROOM

LOUNGE/DINER 12' 6" x 10' 10" (3.81m x 3.3m)

KITCHEN 8' 3" x 6' 11" (2.51m x 2.11m)

AGENTS NOTE

The last year's Service Charge was £1152/year and Ground Rent was £200/year, this year's charges are awaited. There are 980 years remaining on the lease



GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 sq.m.) approx.

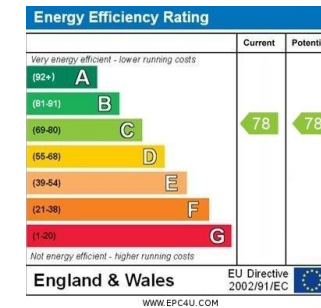
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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