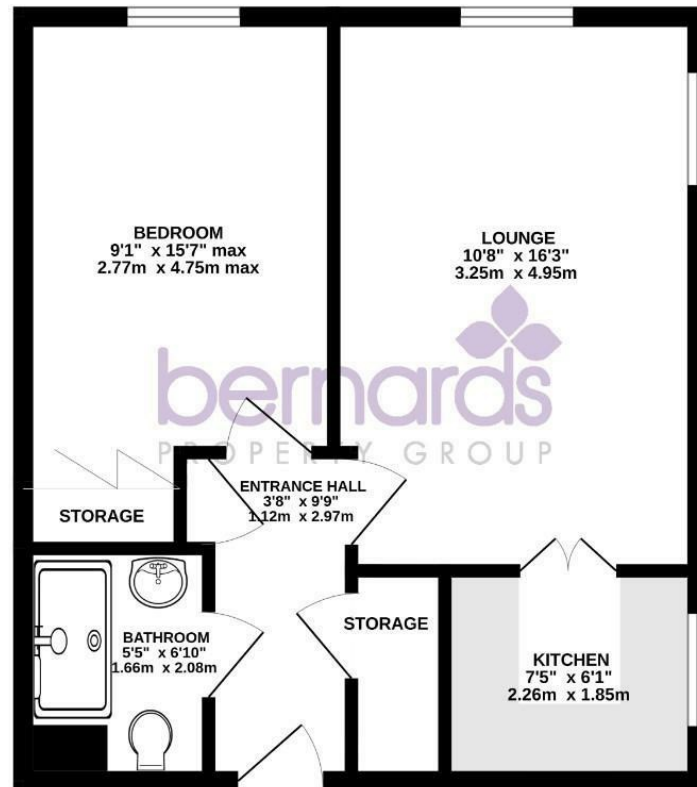
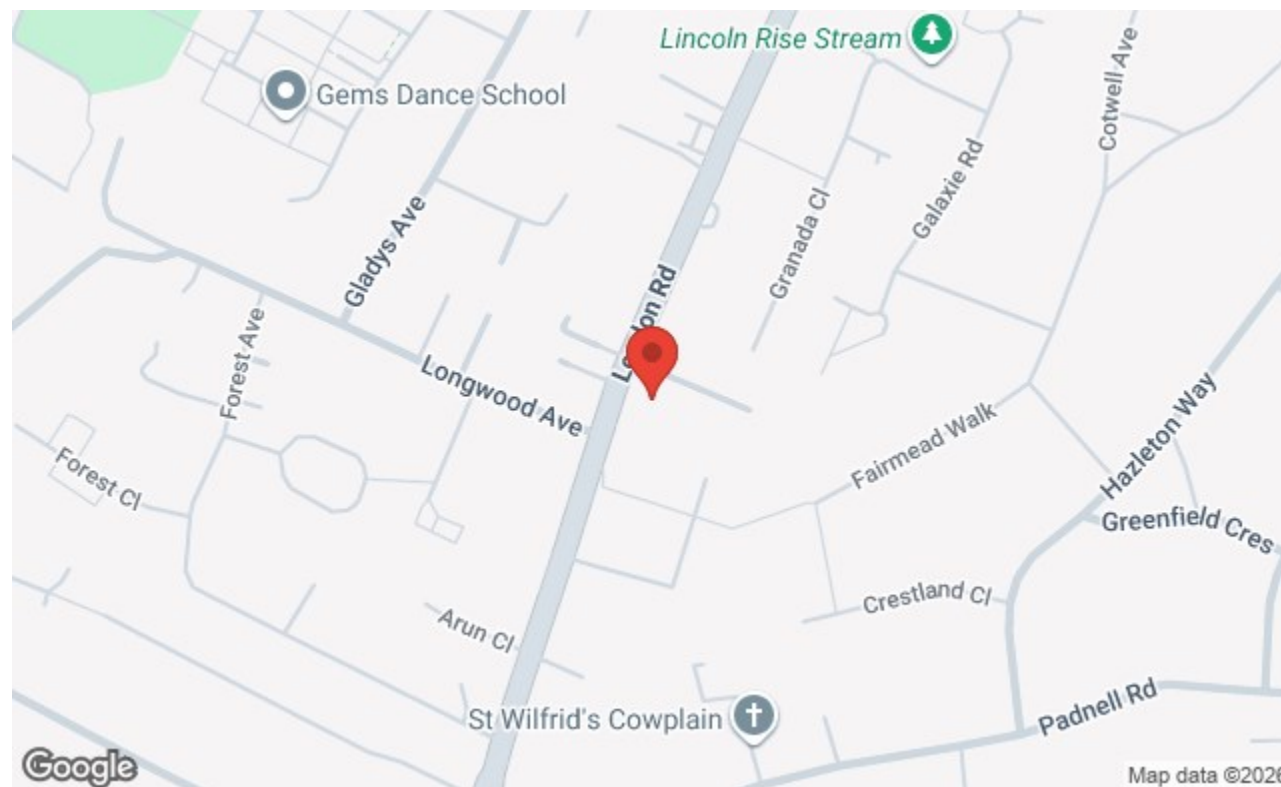


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



Asking Price £90,000

Green Haven Court, Cowplain, Waterloooville
PO8 8EW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ One Bedroom Apartment
- ❖ Retirement Apartment
- ❖ Parking For Visitors & Residents
- ❖ No Forward Chain
- ❖ Communal Gardens & Lounge
- ❖ Fitted Kitchen With Integrated Appliances
- ❖ Buggy Store
- ❖ Laundry Room
- ❖ Located On The First Floor
- Call To View

Welcome to Green Haven Court, a delightful first-floor retirement apartment located in Cowplain, Waterloooville. This charming one-bedroom flat offers a perfect blend of comfort and convenience, ideal for those seeking a peaceful retirement lifestyle.

As you enter the property, you are greeted by a welcoming hallway that leads to all rooms. The open-plan lounge diner offers an abundance of natural light, creating a warm and inviting atmosphere. A lovely fireplace adds a touch of homeliness, making it an ideal space for relaxation or entertaining guests. The kitchen, conveniently adjacent to the lounge, is well-equipped with integrated appliances and ample cupboard space, perfect for those who enjoy cooking.

The spacious double bedroom features a fitted mirrored wardrobe, providing both storage and a sense of openness. From this room, you can enjoy pleasant views of the beautifully maintained communal gardens, enhancing the tranquil environment of the apartment. The shower room has been thoughtfully renovated to include a modern

walk-in shower, ensuring accessibility and comfort.

Green Haven Court boasts a communal lounge with a kitchen, offering a generous space for socialising and entertaining fellow residents. Additional amenities include a laundry room and well-kept communal gardens, perfect for leisurely strolls. For visiting friends and family, there is a guest suite available at a discounted rate, allowing them to stay overnight with ease.

Parking is available for both residents and visitors, ensuring convenience for all. This property presents an excellent opportunity for those looking to enjoy a vibrant community in a serene setting. Don't miss the chance to make this lovely retirement apartment your new home.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
3'8" x 9'8" (1.12m x 2.97m)

LOUNGE
10'7" x 16'2" (3.25m x 4.95m)

KITCHEN
7'4" x 6'0" (2.26m x 1.85m)

BEDROOM
9'1" x 15'7" (2.77m x 4.75m)

SHOWER ROOM
5'5" x 6'9" (1.66m x 2.08m)

STORAGE CUPBOARD

LEASEHOLD FURTHER INFORMATION
Lease Length: 107 Years Remaining
Ground Rent: £600 per annum
Service Charge: £3400 per annum
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please

call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND E

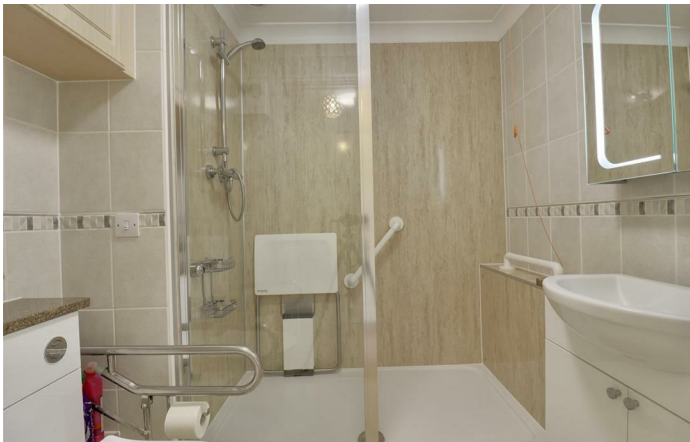
MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

TENURE OF PROPERTY
Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	81	84
England & Wales		



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