

GUIDE PRICE

£146,950

Flat 7, 1 Dale Square

Havant, PO9 4AW

PROPERTY SUMMARY

This beautifully presented modern apartment benefits from an allocated parking space and picturesque southerly facing views with the balcony. The contemporary accommodation comprises double bedroom, bathroom suite and a very stylish kitchen living room. The living area is flooded with light with dual aspect windows and balcony doors, and with lovely views to the south. We believe this could make an excellent first time buy, investment or downsizing opportunity, contact us today to arrange your viewing.

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HALLWAY

BEDROOM 10' 9" x 10' 7" (3.28m x 3.23m)

BATHROOM

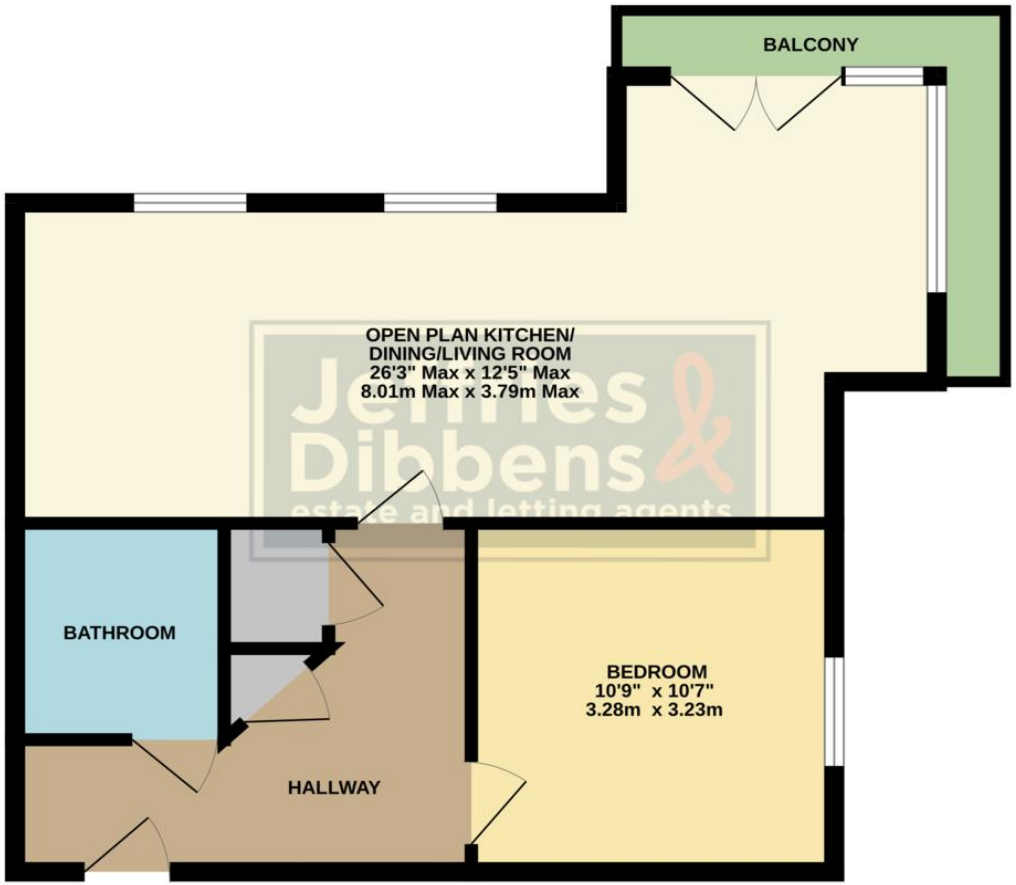
OPEN PLAN KITCHEN/DINING/LIVING ROOM
26' 3" x 12' 5" (8m x 3.78m)

BALCONY

ALLOCATED PARKING SPACE

AGENTS NOTE
We understand there are 107 years remaining on the lease, the current annual service charge is £2128.28, buildings insurance is £292.88 and annual ground rent is £136.12

SECOND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

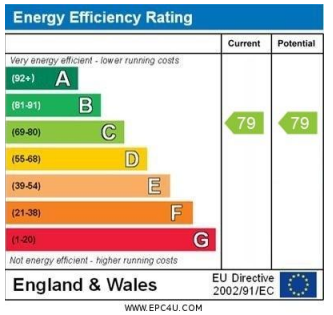
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Jeffries & Dibbens estate and letting agents

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