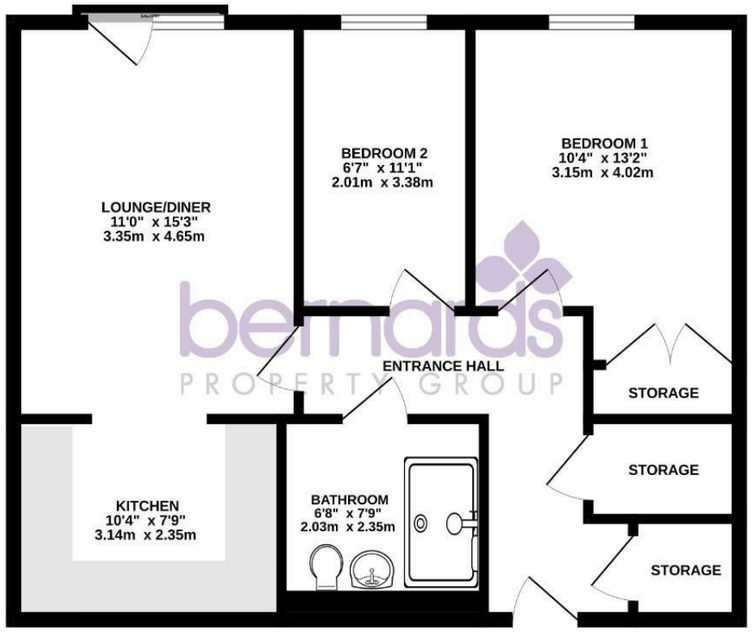
2ND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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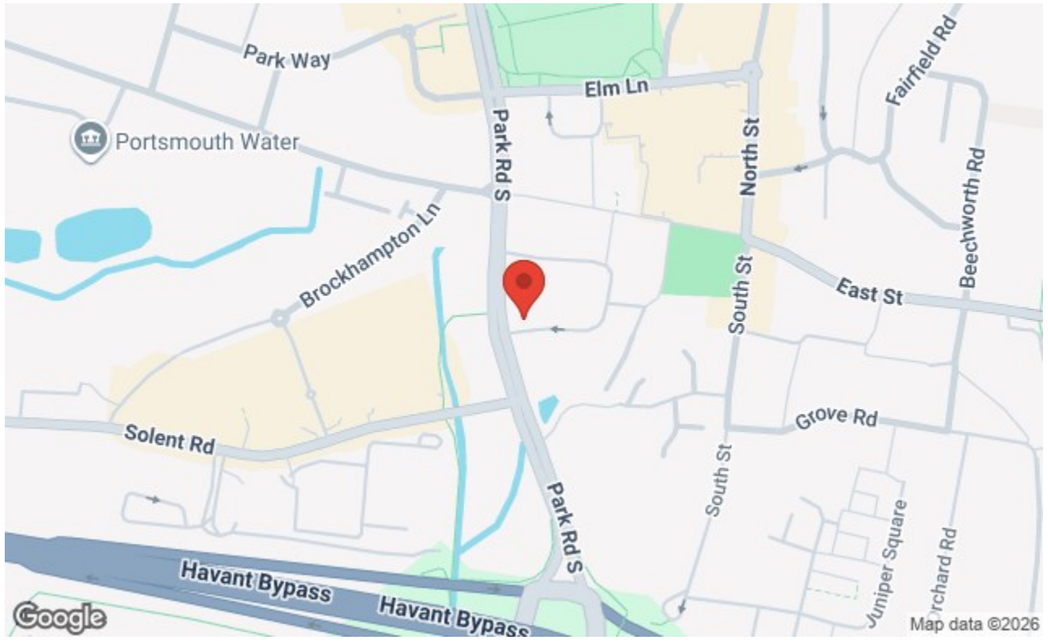

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HIGHLIGHTS

- CHAIN FREE
- TWO BEDROOMS
- 2ND FLOOR APARTMENT
- JULIET BALCONY
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- MODERN THROUGHOUT
- BUILT IN STORAGE
- LIFT ACCESS
- CENTRAL HAVANT

** MODERN CHAIN FREE FLAT **

Situated within the popular South Park Court development, this well-presented second-floor apartment offers a great combination of space, practicality and convenience, just a short walk from Havant town centre and the mainline railway station.

The accommodation comprises a bright and spacious living/dining room with a Juliet balcony, creating a light and airy feel, alongside a kitchen fitted with integrated dishwasher, washing machine and fridge freezer, two well-proportioned bedrooms, a modern bathroom and plenty of built-in storage throughout. The building also benefits from lift access, making it easily accessible for a wide range of buyers.

Outside, the property comes with the added benefit of an allocated parking space, a valuable feature in such a convenient central location.

Offered to the market with no forward chain, this apartment presents an excellent opportunity for first-time buyers looking to step onto the property ladder, while also appealing to investors seeking a well-located rental property.

One of the biggest attractions is the location. Havant town centre is within easy walking distance, offering a wide selection of shops, cafés, restaurants and supermarkets, along with excellent transport links from the mainline station, with direct services to Portsmouth, Chichester, Brighton and London Waterloo. The A27 and A3(M) are also close by, making commuting simple, while Staunton Country Park, Langstone Harbour and the beaches of Hayling Island are all within easy reach for those who enjoy spending time outdoors.

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PROPERTY INFORMATION

LOUNGE/DINER
10'11" x 15'3" (3.35 x 4.65)

BEDROOM
10'4" x 13'2" (3.15 x 4.02)

BEDROOM
6'7" x 11'1" (2.01 x 3.38)

KITCHEN
10'3" x 7'8" (3.14 x 2.35)

BATHROOM
6'7" x 7'8" (2.03 x 2.35)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND C
Havant Borough Council: BAND C

LEASEHOLD FURTHER INFORMATION
Lease Length: 110 Years Ground Rent: £125.00 Service Charge: £1,558.57
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.

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.

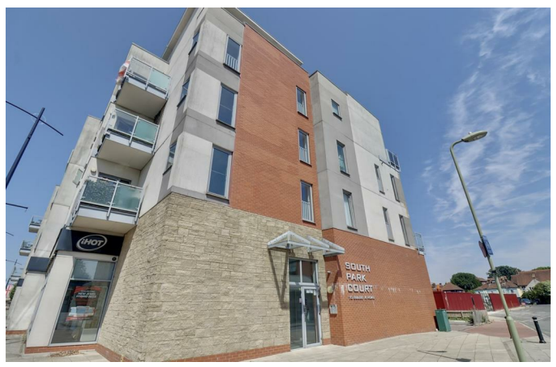
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

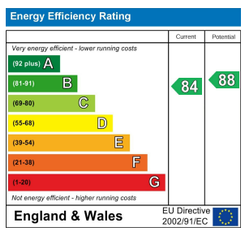
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

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.

TENURE
Leasehold





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