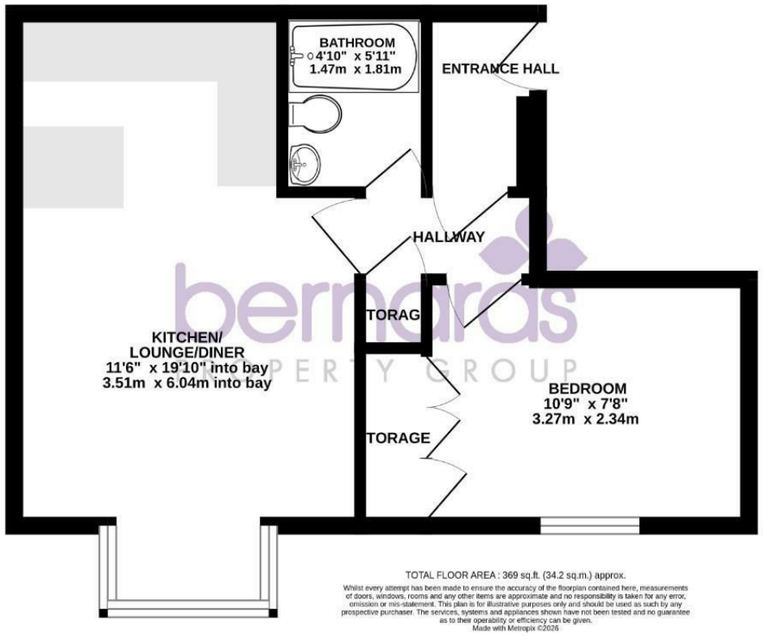
1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.2 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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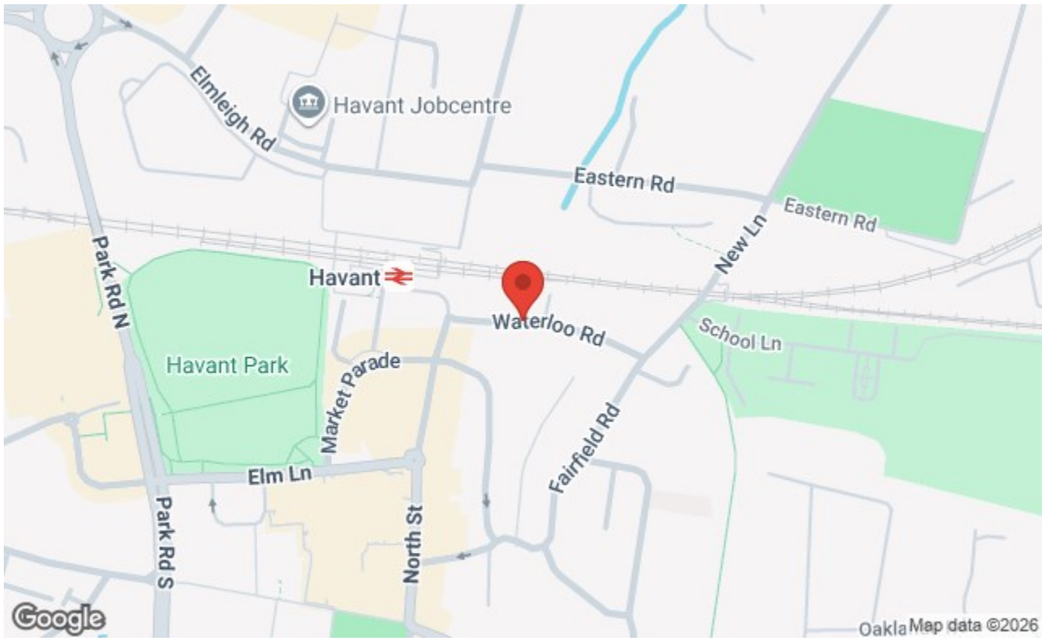

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Offers In Excess Of £80,000

Waterloo Road, Havant PO9 1BL

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- ONE BEDROOM
- CENTRAL HAVANT
- ALLOCATED PARKING
- INVESTMENT OPPORTUNITY
- LOW CHARGES
- CLOSE TO TRANSPORT LINKS
- GAS CENTRAL HEATING
- FIRST FLOOR
- OPEN PLAN
- CLOSE TO SHOPS

** PURPOSE BUILT WITH PARKING **

Situated in the heart of Havant town centre on Waterloo Road, this one-bedroom flat presents an excellent opportunity savvy investors or cash buyers looking for a conveniently positioned apartment. With allocated parking, this property has plenty to offer.

The property comprises of an open kitchen/lounge area, double bedroom with ample built in storage and the bathroom. As a purpose-built flat, this property benefits from modern construction standards, ensuring a practical and efficient living environment. The central location of Havant means that residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links, making it an ideal choice for those who appreciate convenience.

One of the standout features of this flat is the low lease charges, which make it an attractive investment opportunity. Whether you are looking for a new home or to expand your portfolio, this flat offers a promising prospect in a vibrant area.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

KITCHEN/LOUNGE
11'6" x 19'9" (3.51 x 6.04)

BEDROOM
10'8" x 7'8" (3.27 x 2.34)

BATHROOM
4'9" x 5'11" (1.47 x 1.81)

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

COUNCIL TAX BAND A
Havant Borough Council: BAND A

LEASEHOLD FURTHER INFORMATION
Lease Length: 58 Years Ground Rent: £80.00 Service Charge: £820.00

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.

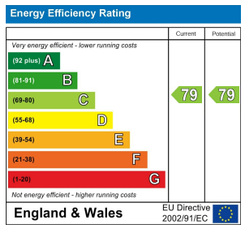
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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 OF PROPERTY
Freehold



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