



**£215,000**

**Hart Plain Avenue**

Cowplain, PO8 8QP

## PROPERTY SUMMARY

We are delighted to offer for sale this well presented and spacious 2 bedroom first floor apartment in Cowplain with No forward chain. This superb property is offered with a modern condition throughout. There are a host of benefits including a wonderful open plan lounge and kitchen area, allocated parking space, 2 double bedrooms, En-suite facilities and a modern family bathroom. Internal viewings are very highly recommended and can be arranged by contacting Jeffries & Dibben's as sole agents on 02392 231100.





**ENTRANCE HALL** 16' 10" x 8' 11" (5.13m x 2.72m) Secure intercom system, radiator, spot lighting, 2x storage cupboards one housing electricals.

**KITCHEN/LOUNGE AREA** 18' 00" x 16' 03" (5.49m x 4.95m) 2x windows to side aspects, spot lights, range of wall and base units with work surfaces over, breakfast bar, 1 & 1/2 stainless steel sink unit with draining board and taps, four ring gas hob with extractor fan above, built in under counter fridge/freezer, plumbing and space for washing machine, cupboard housing wall mounted boiler.

**BEDROOM 1** 19' 0 MAX" x 9' 4" (5.79m x 2.84m) Window to side aspect, radiator, door to:

**ENSUITE SHOWER ROOM** Heated towel rail, part tiled surround, tiled flooring, extractor fan, shower cubicle with over shower head and detachable hose, hand wash basin with mixer tap and cupboard under, WC.

**BEDROOM 2** 12' 9 MAX" x 11' 00" (3.89m x 3.35m) Window to side aspect, radiator.

**BATHROOM** Heated towel rail, spot lights, extractor fan, panelled bath tub with mixer tap & shower over, tiled flooring, part tiled surround, hand wash basin with mixer tap, WC.

**OUTSIDE** 1 Allocated parking spot, bin store, bike shed, secure intercom entry.

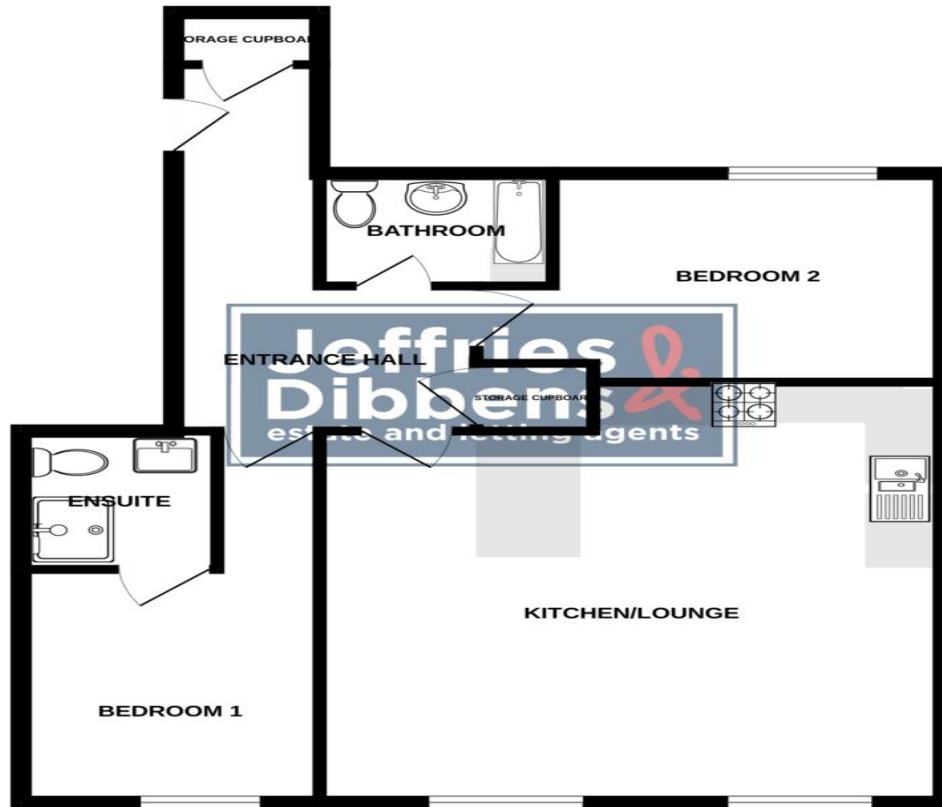
**LEASE INFORMATION** As of MAY 2026 the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: HOBDENS PROPERTY MANAGEMENT  
Balance Of Lease: 114 YEARS 10 MONTHS 19 DAYS  
Ground Rent Charges: £250.00  
Service/Maintenance Charges: £1,382.64 ANNUALLY  
Building Insurance Charges: INCLUDED IN THE SERVICE CHARGE  
Ground Rent Review Period: TBC  
Service Charge Review Period: Are pets allowed- YES

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



FIRST FLOOR

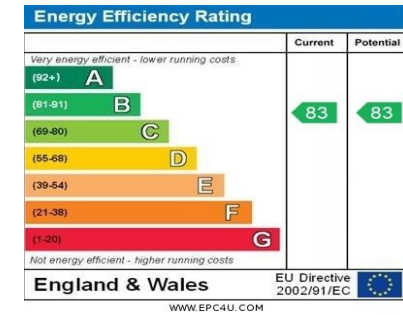


**LOCAL AUTHORITY**  
Havant Borough Council

**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.



**OFFICE ADDRESS**

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**CONTACT**

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