



**£210,000**  
**38 Brunel Way**  
Bedhampton, PO9 3NZ

## PROPERTY SUMMARY

With a complete onwards chain, this well presented two bedroom apartment in this modern block is conveniently located close to transport links. Situated on the first floor, the contemporary accommodation comprises two double bedrooms with built in wardrobes and an ensuite to master, family bathroom suite and an open plan kitchen/dining/living room with a private balcony. Benefiting from a modern fitted kitchen with integrated appliances, there are also two sizeable cupboards in the hallway for utilities and storage. Externally there are two allocated parking spaces to the front of the building as well as communal bike & bin stores. This well regarded estate has well maintained greenery, visitor parking and this block has lift access to all floors. Contact us today to arrange your viewing.

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## HALLWAY

## BATHROOM

**BEDROOM TWO** 14' 5" x 8' 10" (4.39m x 2.69m)

**BEDROOM ONE** 15' 5" x 9' (4.7m x 2.74m)

**LOUNGE/DINER** 14' 7" x 10' 11" (4.44m x 3.33m)

**KITCHEN** 11' 8" x 7' 3" (3.56m x 2.21m)

## BALCONY

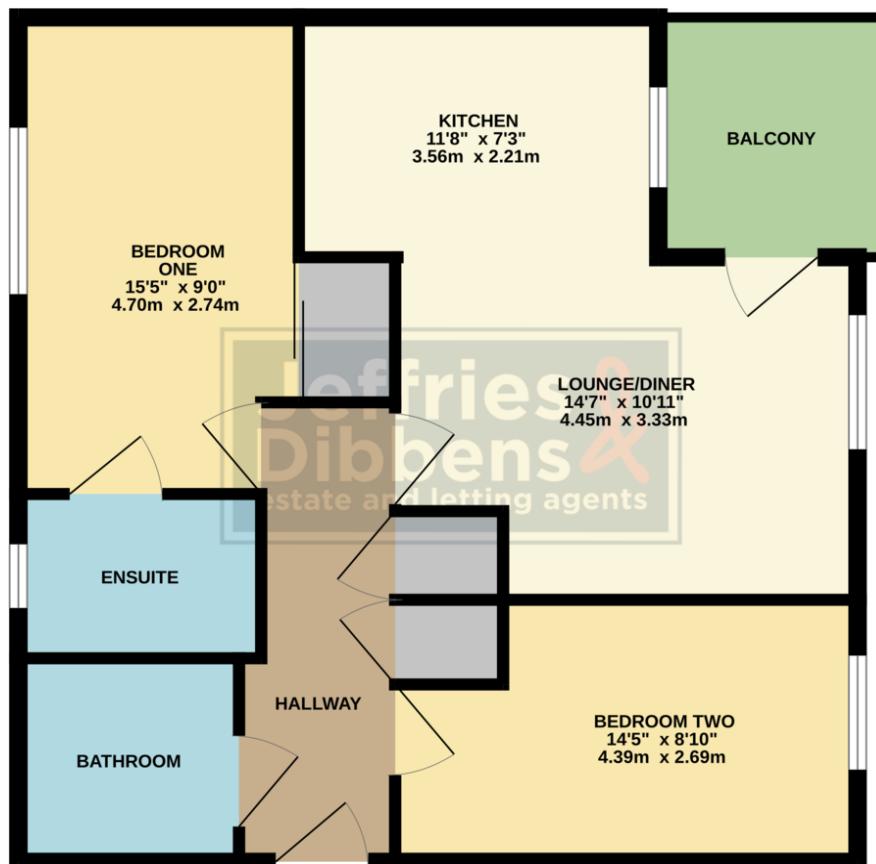
## AGENTS NOTE

We understand the current annual service charge is £1366.00, the annual estate charge is £477.20, annual building insurance is £510 and the annual ground rent is £250.

There are also 115 years remaining on the lease



FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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 guidance purposes only and should not 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 C

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	83
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.