

£200,000

Flat 21 Manor Court

11 Brockhampton Road

Havant, PO9 1PH

PROPERTY SUMMARY

Nestled within a peaceful conservation area close to Havant Town Centre, this two-bedroom apartment benefits from an allocated parking space and a long lease, set within beautiful grounds. Ideal for first-time buyers, downsizers, and investors alike, the accommodation is well-presented throughout, offering a bright and inviting space that is completely ready to move into while providing ample opportunity to modernise and personalise to your own taste. A particular highlight is the large 21ft lounge and dining area which opens onto a private balcony. The layout features a fitted kitchen, two double bedrooms, and a spacious shower room. The exclusive development is a tranquil retreat, surrounded by beautifully landscaped gardens and a gently flowing stream, offering visitor parking spaces as well as an allocated space. With excellent local amenities nearby including shops and transport links, this property is a must-see. Contact us today to arrange your appointment.

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HALLWAY

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

BEDROOM TWO 10' x 9' 8" (3.05m x 2.95m)

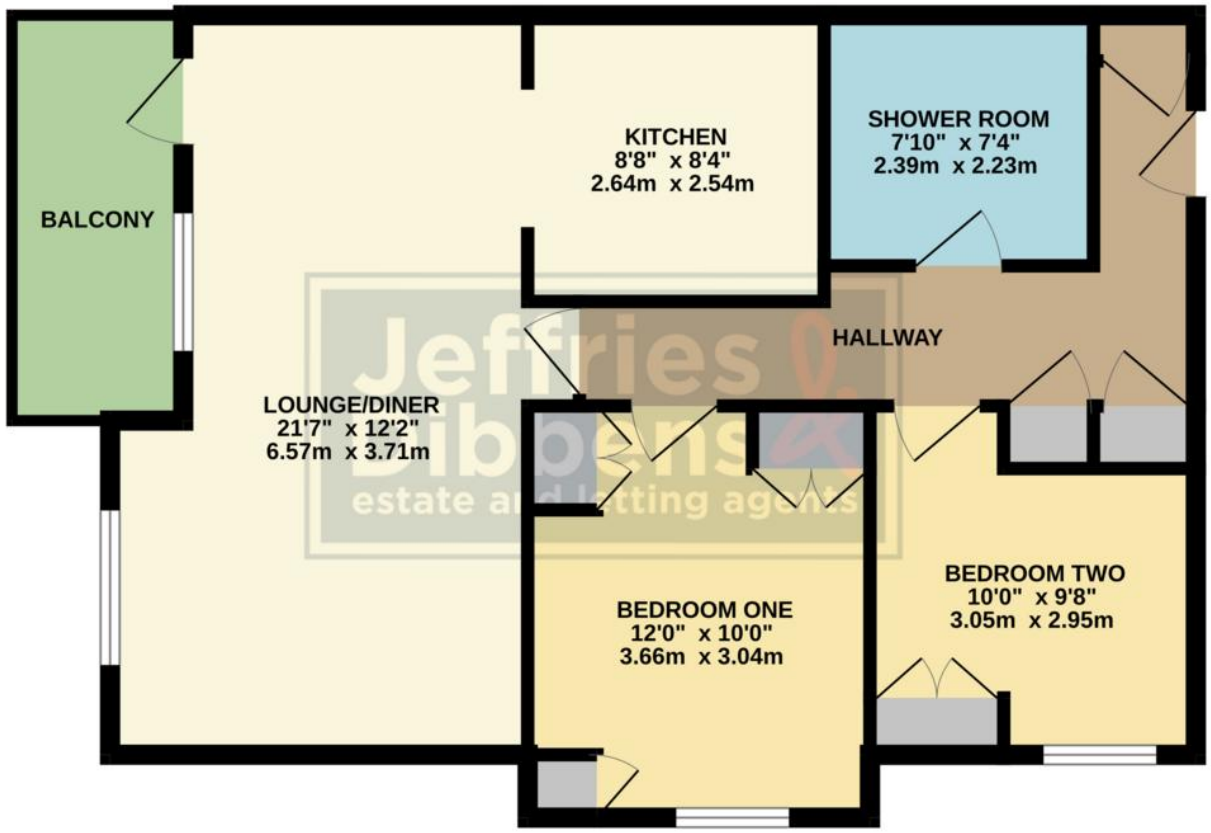
SHOWER ROOM 7' 10" x 7' 4" (2.39m x 2.24m)

LOUNGE/DINER 21' 7" x 12' 2" (6.58m x 3.71m)

BALCONY

AGENTS NOTE
We understand there are 961 years remaining on the lease, and current service charges of £1300 annually. The property comes with a Share of Freehold so no Ground Rent is charged

SECOND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

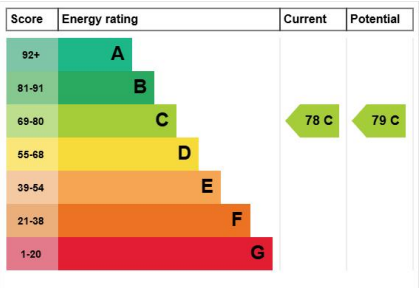
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band C

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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