



# 15 Convent Court , Havant Road, Emsworth PO10 7JF



NO FORWARD CHAIN...Opportunity to acquire a Two Bedroom Apartment in this requested over 60's complex. The accommodation comprises: Entrance hall. Two good sized Bedrooms. Bathroom with shower. Open plan Kitchen/Sitting/Dining room. The property benefits from communal gardens and allocated and visitor parking space. Convent court is well placed, close to bus and rail routes and within a short walk of Emsworth town centre, harbour and millpond. Emsworth has a range of shops, butchers, public houses, doctors and dentist surgery. The bus stop is right outside the property and takes you to Chichester, Emsworth centre, Havant and Portsmouth. This property is being offered with no forward chain with viewings strictly through the sole selling agents.

- PROPERTY FOR OVER 60'S
- 2 BEDROOMS
- COMMUNAL GARDEN
- SECURITY ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- BUS STOP DIRECTLY OUTSIDE
- NO FORWARD CHAIN

Asking Price  
£180,000  
Leasehold





## ACCOMMODATION

- Entrance Hall
- Bedroom One
- Bedroom Two
- Bathroom
- Kitchen/Dining/Sitting Room

EPC: C

Council Tax: C

Lease: 150 years from 1993

Service Charge: £1497.48 pa





## LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB). The property is within a short stroll of Emsworth shops incl Co-op, post office, greengrocers, cafés, doctor/dentist surgeries and a bus service. It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east.

Chichester is renowned for its Festival Theatre and events on the Goodwood estate. Easy access is afforded to London via the A3 and mainline railway station at Havant.




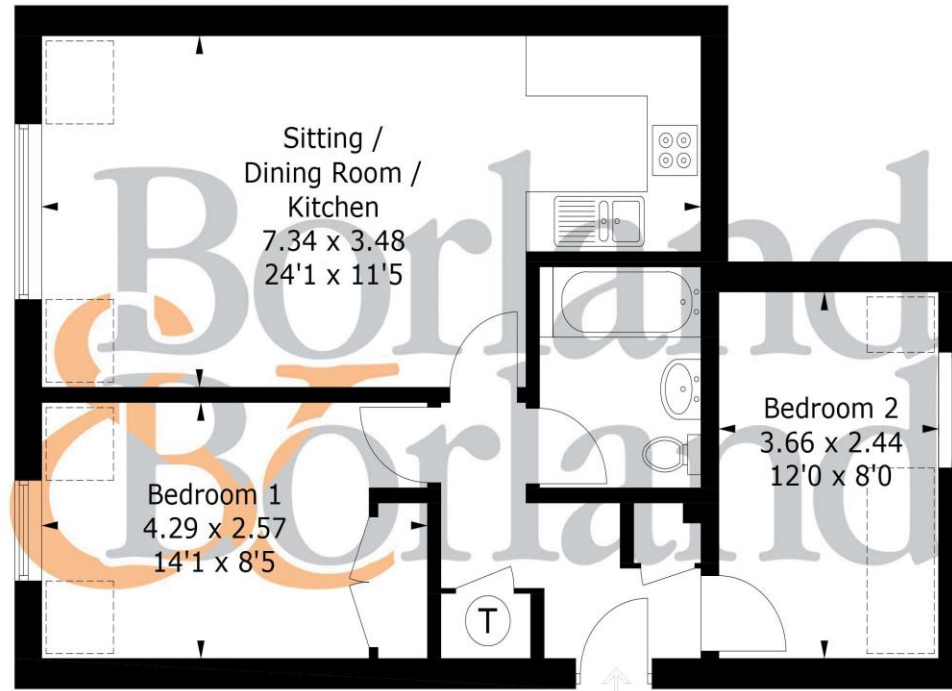


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Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



 = Reduced headroom below 1.5m / 5'0



## Second Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1309336)

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