



**£200,000**  
**12 Freeley Road**  
Havant, PO9 4AQ

## PROPERTY SUMMARY

Stunning two bedroom apartment in this modern estate boasting the advantage of an allocated parking space. Benefitting from a modern fitted kitchen and open plan living area, two double bedrooms with ensuite to master and a family bathroom suite. The open kitchen/diner/lounge offers a spacious, light and airy living space. We feel this stylish accommodation will suit first time buyers, investors and those looking to downsize. An internal viewing is essential to appreciate the quality of accommodation and contemporary feel on offer here, contact us today to arrange your appointment.





## HALLWAY

**BEDROOM ONE** 19' 6" x 9' (5.94m x 2.74m)

## ENSUITE

**BEDROOM TWO** 11' 1" x 10' 10" (3.38m x 3.3m)

## BALCONY

## BATHROOM

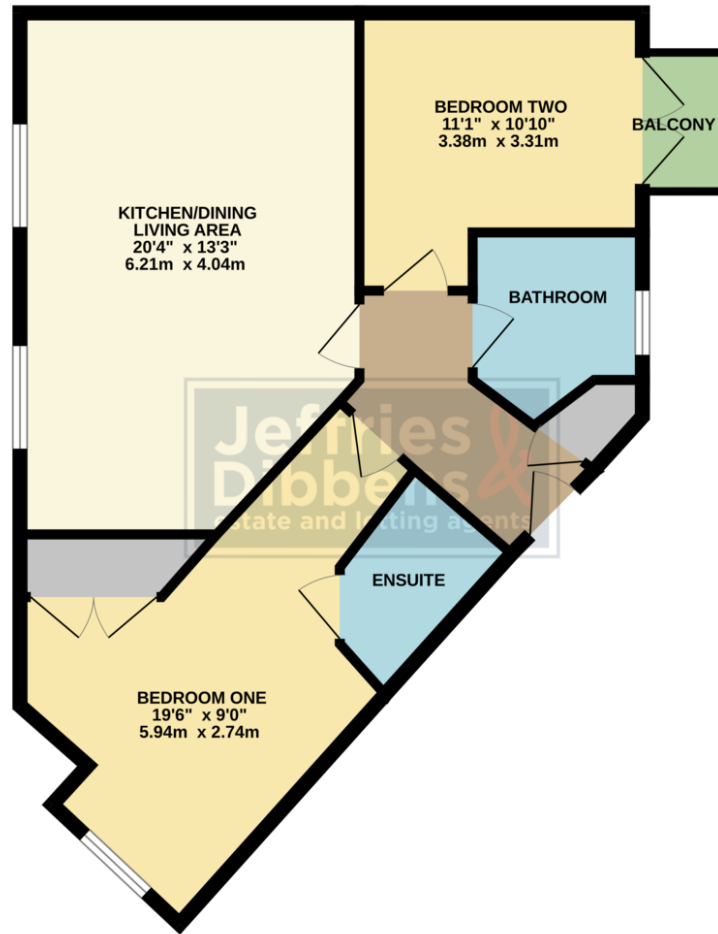
**KITCHEN/DINING/LIVING AREA** 20' 4" x 13' 3"  
(6.2m x 4.04m)

## AGENTS NOTE

We understand the current service charge is £2,067 annually and ground rent is £136 fixed until 2034. There are 108 years remaining on the lease



SECOND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79 80
(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.



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