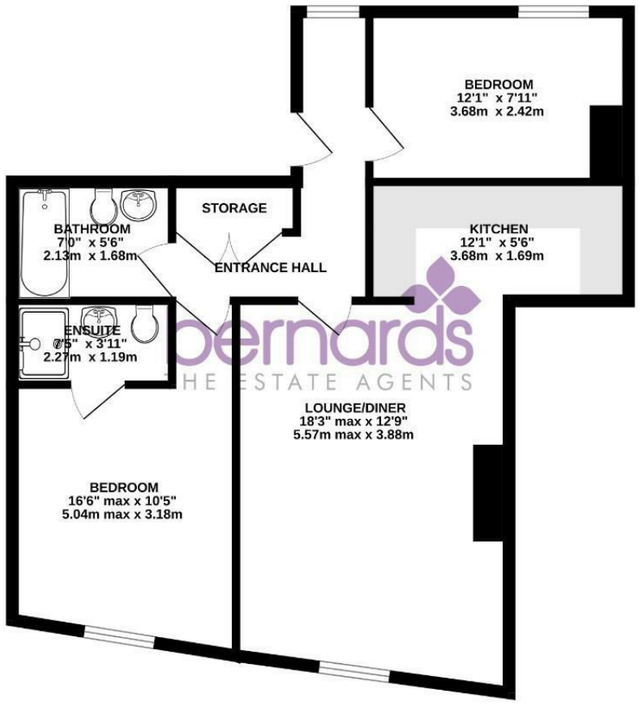
1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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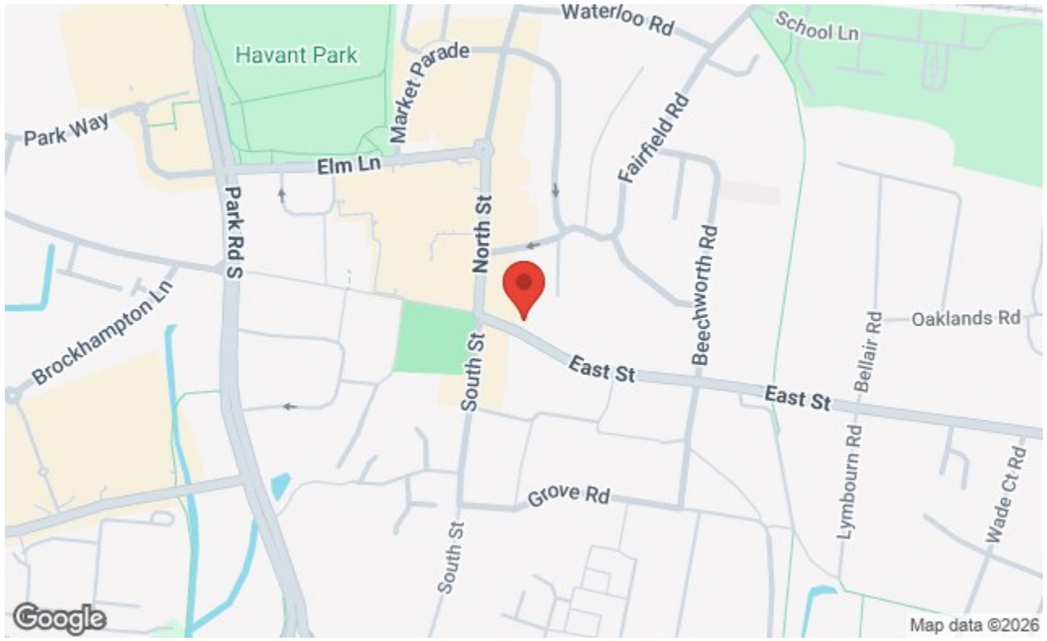


1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £200,000

East Street, Havant PO9 1AA

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- FIRST FLOOR FLAT
- TWO BEDROOMS
- CHAIN FREE
- ENSUITE
- IDEAL FIRST TIME BUY
- INTERGRATED WHITE GOODS
- OPEN PLAN
- INVESTMENT OPPORTUNITY
- MODERN BLOCK
- INDIVIDUAL ROOM THERMOSTATS

** CHAIN FREE FLAT IN CENTRAL HAVANT **

Welcome to this modern two-bedroom flat located on East Street in Havant. Built in 2021, this purpose-built residence offers a contemporary living experience, perfect for those seeking comfort and convenience.

The open-plan living area is complemented by integrated white goods, making it easy to settle in and enjoy your new home without the hassle of additional purchases. The modern kitchen flows seamlessly into the living space, creating an inviting atmosphere for entertaining or unwinding after a long day.

The flat features a well-designed layout that maximises space and light. The two modern bathrooms are also equipped with luxurious underfloor heating. The inclusion of individual thermostats in each room allows for personalised climate control, enhancing your comfort throughout the seasons.

The flat is in a central location so you are within easy reach of local amenities, shops, and public transport links, making it an excellent choice for those who prefer a vibrant community lifestyle.

This first floor apartment makes for a wonderful first time buy or investment.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM ONE
16'6" x 10'5" (5.04 x 3.18)

ENSUITE
7'5" x 3'10" (2.27 x 1.19)

BEDROOM TWO
12'0" x 7'11" (3.68 x 2.42)

BATHROOM
6'11" x 5'6" (2.13 x 1.68)

LOUNGE/DINER
18'3" x 9'5" (5.57 x 2.88)

KITCHEN
12'0" x 5'6" (3.68 x 1.69)

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND C
Havant Borough Council: BAND C

LEASEHOLD FURTHER INFORMATION
Lease Length: 244 Years Ground Rent: £195.00 Service Charge: £1,700
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

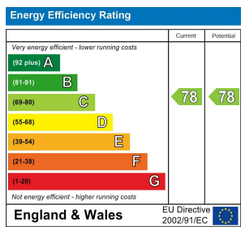
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Leasehold



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