Guide Price £170,000

Waterloo Road, Havant PO9 1BL

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- TWO BEDROOMS
- ALLOCATED PARKING
- TOP FLOOR APARTMENT
- OPEN-PLAN LIVING
- VERSATILE SECOND BEDROOM
- CONVENIENT HAVANT LOCATION
- CLOSE TO RAILWAY STATION
- IDEAL FIRST TIME BUY
- INVESTMENT OPPORTUNITY
- CALL TO VIEW

A well-presented two-bedroom top floor apartment situated in the popular Wellington Court development on Waterloo Road, Havant, offered for sale with the benefit of allocated parking.

The property offers a practical and well-proportioned layout, comprising an entrance hall, two bedrooms, family bathroom and an impressive open-plan kitchen, lounge and dining room. The generous main living space provides an excellent setting for both relaxing and entertaining, with ample room for comfortable seating and a dining area. The kitchen is neatly incorporated into the room, creating a bright and sociable central space.

The principal bedroom is well proportioned, while the second bedroom is a versatile single room with useful storage, making it ideal as a child's bedroom, guest room or home office. The family bathroom and entrance hall complete the accommodation.

The property is ideally positioned for access to Havant town centre, with a good range of shops, cafés, restaurants and everyday amenities close by. The Meridian Shopping Centre provides further retail options, while Havant railway station is also within particularly easy reach, offering regular rail services towards Portsmouth, Southampton and London Waterloo.

For those looking to enjoy the wider area, the property also provides convenient access to the surrounding South Coast, including Portsmouth, Hayling Island and the picturesque harbour towns and villages of the wider Havant and Emsworth area.

This represents an excellent opportunity for a first-time buyer, professional, downsizer or investor seeking a conveniently located two-bedroom apartment with allocated parking and excellent access to local amenities and transport links.

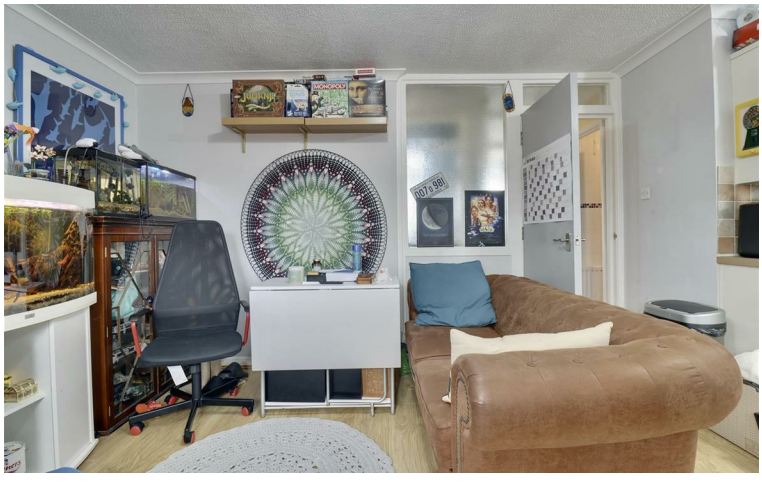
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PROPERTY INFORMATION

BEDROOM
6'0" x 9'11" (1.83 x 3.03)

BEDROOM
8'9" x 9'10" (2.69 x 3.00)

ENTRANCE HALL
9'4" x 3'4" (2.87 x 1.02)

BATHROOM
5'6" x 5'10" (1.70 x 1.80)

KITCHEN/LOUNGE/DINER
18'7" x 13'6" (5.67 x 4.13)

Anti Money Laundering
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
Havant Borough Council: BAND B

Leasehold Further Information
Lease Length:147 Years Ground Rent: £300 Service Charge:£820.73 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.

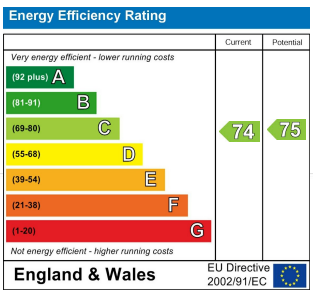
Tenure
Leasehold





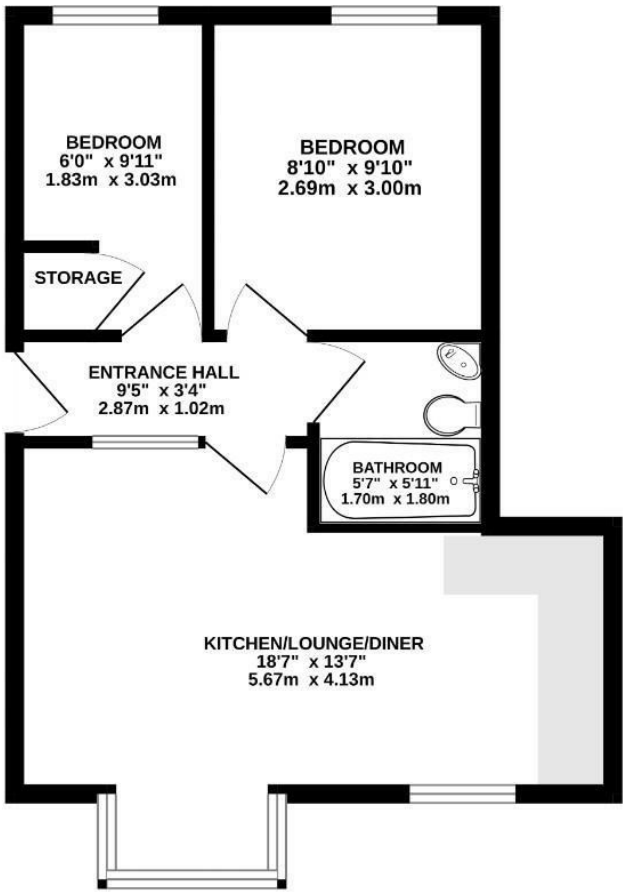






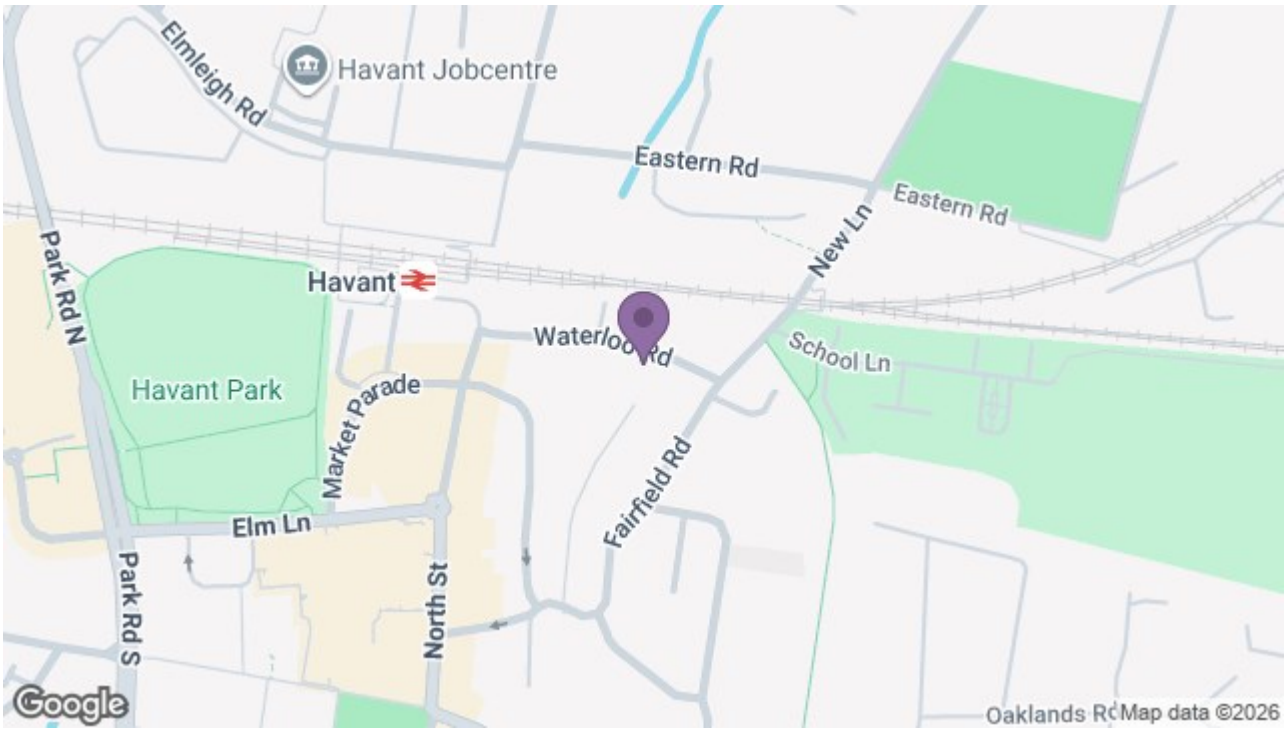
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2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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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