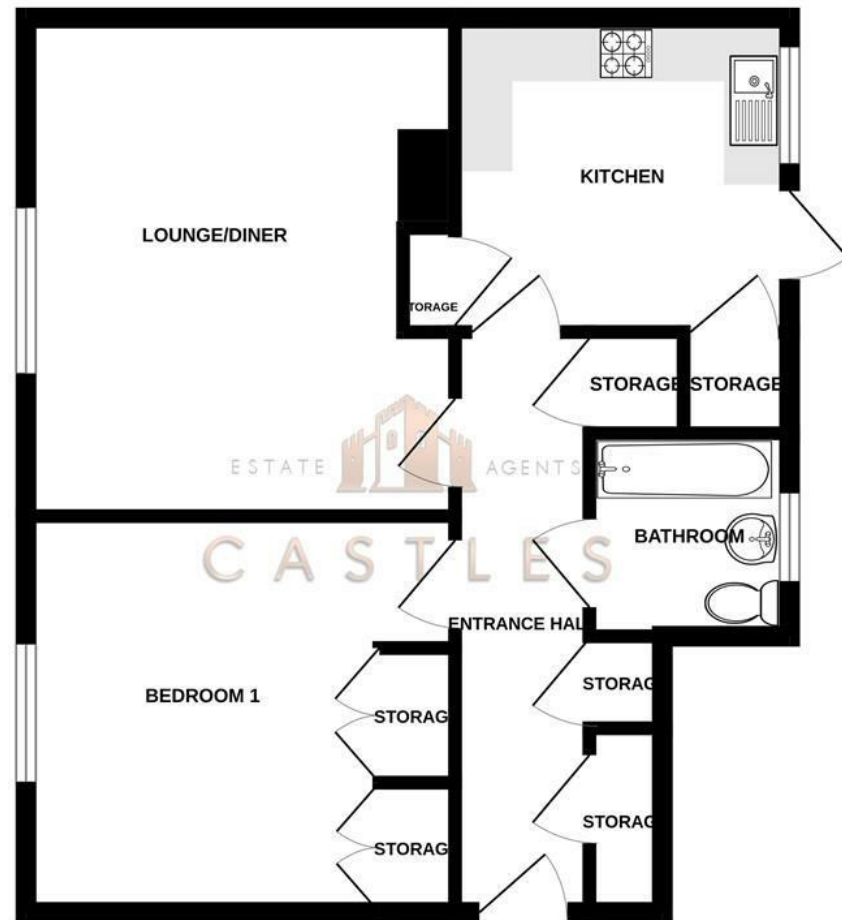


Floor Plan

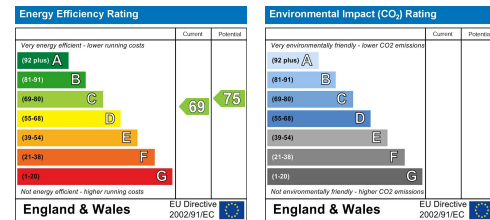
GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.1 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 69 Blendworth Crescent

Havant, PO9 2BB

We are pleased to welcome to the market this recently refurbished one bedroom ground floor apartment with front and rear gardens located in Blendworth Crescent, Havant.

The property benefits from a large front garden which has the potential to be converted into off road parking subject to relevant planning consents. The apartment is a fair size and features a spacious lounge room, modern fitted kitchen with breakfast bar, bathroom and one double bedroom.

There is also a large private rear garden.

The lease is currently 99 years and the ground rent and service charges total at £1509.60 per annum.

For more information or to arrange a viewing please call Castles today.

Asking price £170,000

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 69 Blendworth Crescent

Havant, PO9 2BB



- FULLY REFURBISHED
- LARGE PRIVATE REAR GARDEN
- MODERN KITCHEN
- IDEAL FIRST TIME BUY
- GROUND FLOOR
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- FRONT GARDEN SPACE

### LOUNGE/DINER

12'1" x 14'1" (3.7 x 4.3)

### KITCHEN

9'6" x 8'10" (2.9 x 2.7)

### BATHROOM

5'6" x 5'6" (1.7 x 1.7)

### BEDROOM 1

12'1" x 11'1" (3.7 x 3.4)

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML

check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

### Lease Information

Lease Length: 99 years

Service Charge: £1500 Per Annum

Ground Rent: £10 Per Annum

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

