



Binnington Royce
Estate Agents

The parchment

Havant
PO9 1HD

FOR SALE Guide Price £165,000 – *share of Freehold*

Location and Setting

The property is situated in the popular town of Havant, the town is located close to Langston harbour and the nearby picturesque south downs national park. Havant boasts an abundance of shops, boutiques and cafés, pleasant walks at Staunton country park and offers excellent transport links with the nearby M27 & A3(M) and the mainline train station providing direct trains into London Waterloo, London Victoria, Portsmouth and Southampton.



Outside Space

To the rear of the property is a beautifully landscaped communal garden, with lawned area, flower beds, mature shrubs and the carpark. To the front of the property are well maintained flower beds and lawned verges.



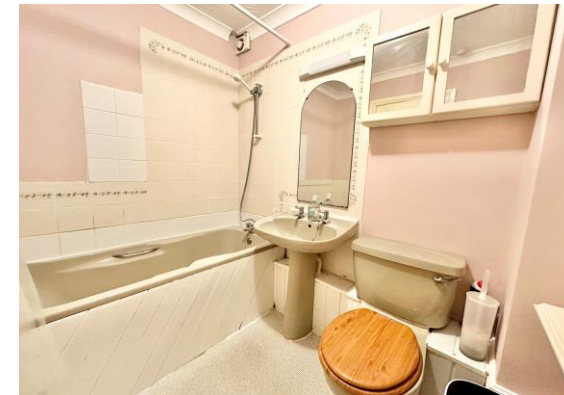
The Parchment

A nicely presented, Light and spacious, one bedroom ground floor apartment, ideally situated in the highly desirable 'The parchment' located in the heart of the popular town of Havant, and within close proximity of the local amenities and the train station.

The property is light and spacious and boasts a sizable open plan main reception room and kitchen, a generously sized double bedroom, family bathroom, communal gardens and grounds and a designated parking space at the rear of the property. The property benefits from being sold with vacant possession, no onwads chain and a share of the freehold.

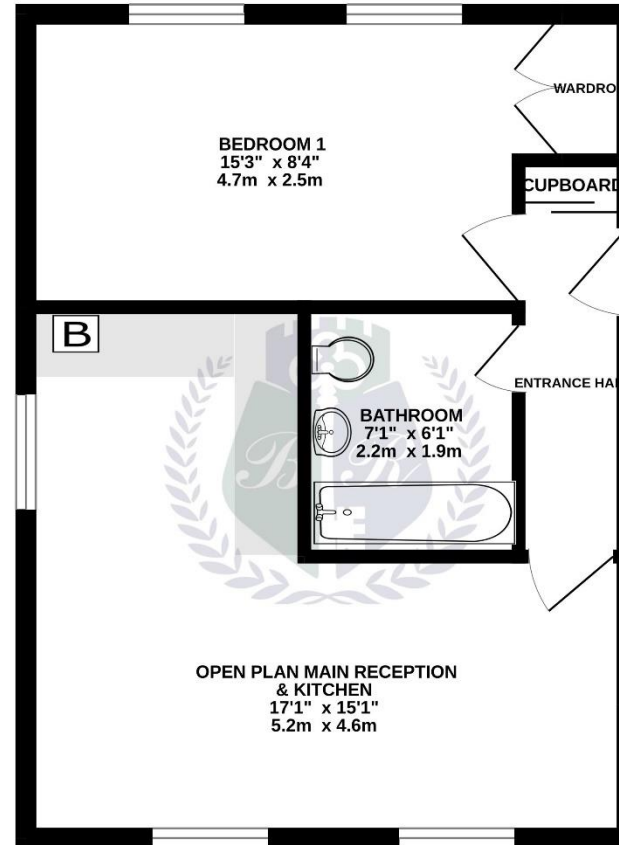
Approaching the property through the impressive and private columned entrance of the Parchment, the communal area's and gardens are beautifully landscaped and very well maintained.

Entering the apartment in to the entrance hallway, the property is light, bright and well proportioned. The open plan reception room is situated at the rear of the property and features double rear aspect windows with pleasant views overlooking the communal rear garden, the kitchen offers a good range of matching wall and base units, side aspect window, wall mounted boiler, sink with drainer, space and plumbing for a washing machine, space for undercounter fridge and freestanding cooker. The generously sized bedroom is located at the front of the property and benefits from double front aspect windows and built in wardrobes. The family bathroom is good size featuring a full sized bath with shower over, basin and WC.



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 401 sq.ft. (37.2 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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