



Flat 30, Compton Court, Chidham Close,
Havant, Hampshire, PO9 1DT

Chapplins
Estate and Letting Agents



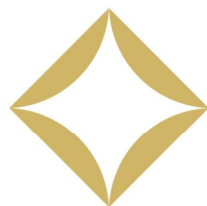
Flat 30, Compton Court, Chidham Close, Havant, Hampshire, PO9 1DT

Asking Price £185,000

This spacious second floor flat is located close to Havant town centre with its excellent shopping facilities, mainline train station, bus station and amenities. Features include a south facing balcony, gas central heating and double glazing. A great first time buy or investment property.

This second floor flat is located in the popular Compton Court in Chidham Park, a short walk from Havant town centre with its mainline train station, with services direct to London (Waterloo), bus station, shopping facilities and public amenities. The flat benefits from a long lease, parking space (£52 pa), balcony, uPVC double glazing and gas central heating.

On approaching Compton Court, an external staircase leads to the first floor with a communal entrance then leading to an inner staircase and the second floor. On entering the flat, an entrance lobby leads in to the large living room, which has a patio door opening to the southerly facing balcony. The generously sized kitchen is accessed directly from the living room and features a range of



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floor and wall units with an space for a cooker, fridge/freezer, washing machine, tumble dryer and slim line dishwasher.

An inner hallway provides access to the two bedrooms and the bathroom. Bedroom 1 is a very good size, with plenty of space for bedroom furniture and benefits from a door that leads out to the balcony. The second bedroom looks out to the rear of the property. The bathroom features a suite comprising a bath with shower over, a wash basin and a toilet.

Lease information (as of Aug 2024):

Lease Remaining: 132 years

Service Charge: £108.01 per month

Ground Rent: Included in monthly service charge

SECOND FLOOR:

ENTRANCE HALL

LOUNGE 4.37m (14'4") x 4.21m (13'10")

BALCONY

KITCHEN 4.37m (14'4") x 2.74m (9')

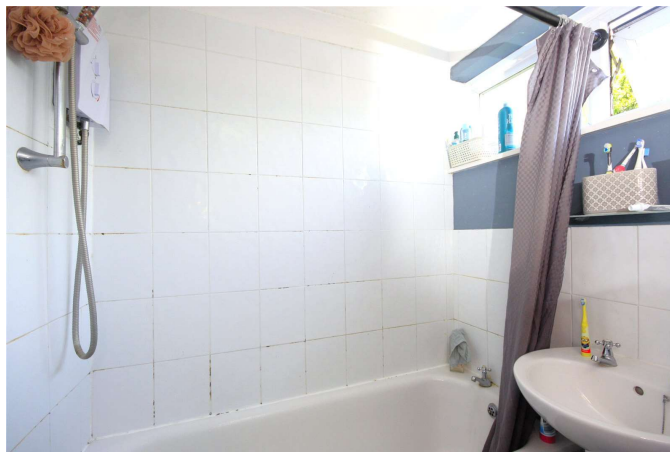
BEDROOM 1 4.72m (15'6") x 4.34m (14'3")

BEDROOM 2 3.62m (11'10") x 2.38m (7'10")

Council Tax Band: B

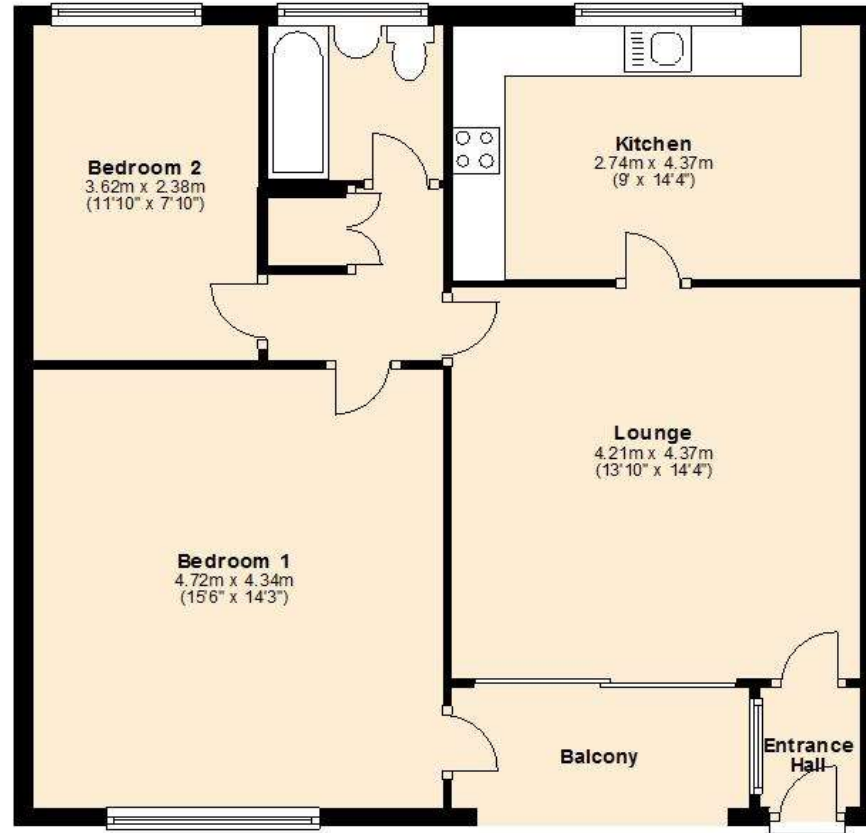
Energy Rating: C

Tenure: Leasehold



Second Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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