



**£140,000**  
**Flat 22 Watermill Court**  
Havant, PO9 1ED



## PROPERTY SUMMARY

Nicely located in a quiet backwater, yet only a short stroll from the amenities of Havant town centre, including Waitrose and a mainline train station, this lovely apartment will make an ideal retirement home. The accommodation comprises a spacious lounge/dining area with arch to a neatly fitted kitchenette, a modern bathroom suite and a double bedroom. The property is accessed via a security entrance through a characterful conservation setting which also affords a communal parking area. The apartment complex also benefits from a communal lounge, laundry room, and a guest lodge for overnight stays.





## **COMMUNAL ENTRANCE**

Entry Phone System. Hallway with stairs & lift to First Floor

## **HALLWAY**

**LOUNGE** 3' 3" x 13' 2" (4.04m x 4.01m)

**KITCHENETTE** 7' 4" x 7' (2.24m x 2.13m)

**BEDROOM** 3' 3" x 9' (4.04m x 2.74m)

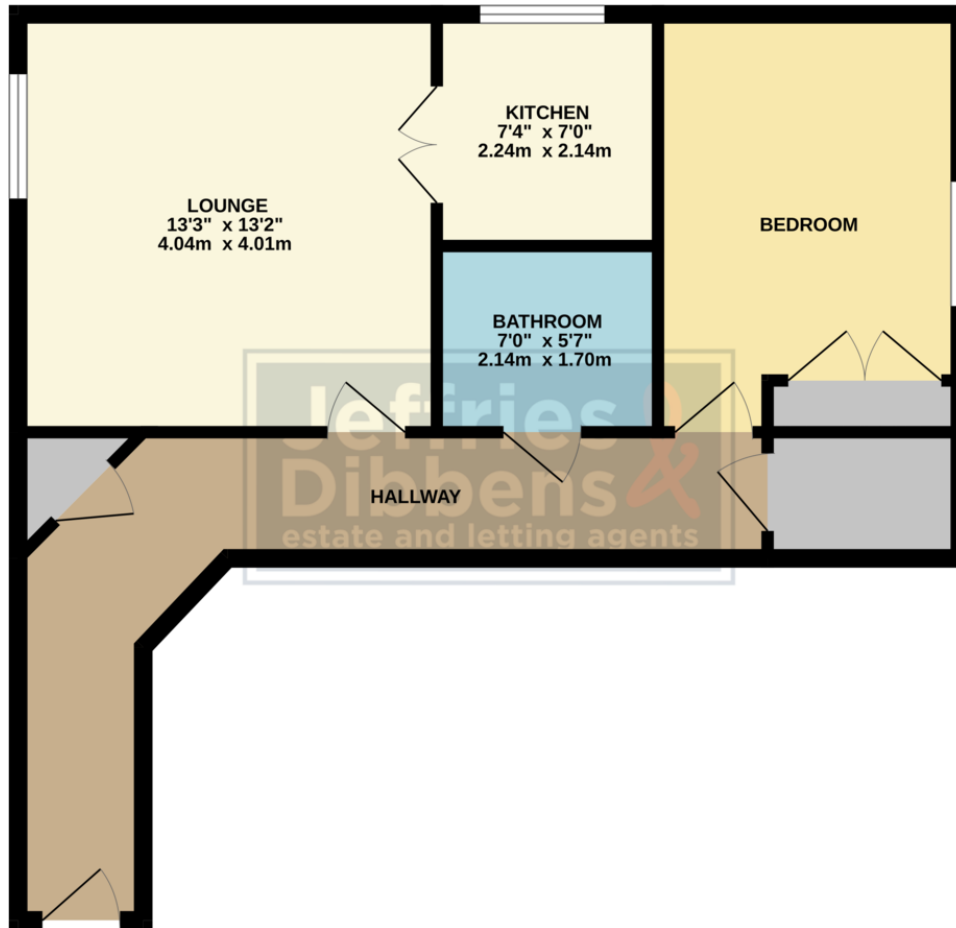
**BATHROOM** 7' x 5' 7" (2.13m x 1.7m)

## **OUTSIDE**

Communal Gardens and parking



FIRST FLOOR



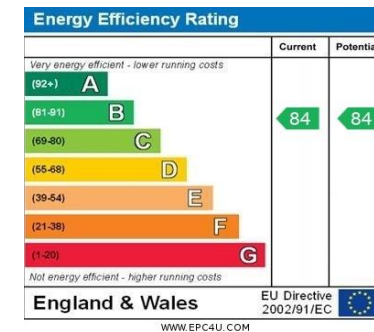
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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