



**Avalon Court
Horndean Road
Emsworth
Hampshire
PO10 7PB**

Offers in Excess of £161,000

bettermove

Horndean Road

Emsworth

Bettermove are proud to present this 1 bedroom retirement flat in Emsworth available with no forward chain suitable for Over 60's only!

The property benefits from double glazing, electric heating throughout and has off street parking available via a shared car park for residents and visitors.

This is a leasehold property with 95 years remaining. The ground rent is £75 per annum and the service charge is approximately £288 per month. The council tax band is B.

The interior of this beautifully-presented property comprises of a spacious living room, fitted kitchen on the first floor of the building with a lift available to all floors. The exterior of the property boasts communal garden areas, perfect for enjoying the summer months.

Located in the popular town of Emsworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Emsworth train station, the A27 and many local buses.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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