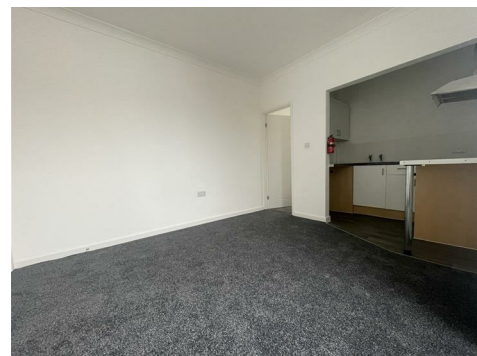




36 Wimbledon Park Road, Portsmouth, PO5 2PT

£115,995

Located on the charming Wimbledon Park Road, this delightful apartment, with NO CHAIN, offers a perfect blend of comfort and convenience. With a well-proportioned double bedroom, this property is ideal for individuals or couples seeking a tranquil living space in a sought-after area.

The property is in a vibrant community of Southsea and offers an inviting atmosphere for relaxation or entertaining guests. Natural light floods the rooms, enhancing the warm and welcoming feel of this property. The well-designed layout ensures every corner is utilised effectively, making it both functional and appealing.

The property is modern yet cosy with NEW CARPETS and NEW HEATERS throughout and presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a desirable location. The seafront is a short walk away and Wimbledon Park is at the end of the street.

Service Charges - £1335.72

Ground Rent - £200.00

Lease - 125 years from 31st August 2007

Council tax band A

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Entrance Hall

carpet flooring, smooth walls, smooth ceiling leading to lounge area.

Bedroom One

carpet flooring, smooth walls, smooth ceiling, built in wardrobe, one electric heater, UPVC window

Lounge

hallway leading to lounge area, carpet flooring smooth walls, smooth ceilings.feature wall one electric heater, UPVC bay window. Access all accommodation from here.

Open Plan Kitchen

laminated flooring, smooth walls, smooth ceilings, wooden built in cupboards , black worktops, tiled splash back, free standing cooker.

Disclosure

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Anti-Money Laundering (AML)

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £80 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.

Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 34.7 sq. metres (373.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	61	73
EU Directive 2002/91/EC		