



11B Kingston Road
Portsmouth, PO1 5RX
Asking Price £145,000

co **groves**
Sales, Rentals and Block Management

11B Kingston Road, Portsmouth, PO1 5RX

2 BEDROOM FIRST FLOOR FLAT. A NUMBER OF PARKING BAYS AVAILABLE TO REAR OF BUILDING . We are pleased to offer for sale this good size 2 bedroom first floor flat with good size lounge/dining room, fitted kitchen, bathroom and 2 double bedrooms. Conveniently located close to shops and bus routes.

Rear Pedestrian Gate

Leading to westerly facing garden which gives access to staircase leading to flat door.

Entrance Lobby

Double glazed double doors, storage cupboard.

Lounge

14'4 x 13'10 (4.37m x 4.22m)

Double glazed window, electric fire with mantelpiece over, picture rail.

Kitchen

9'6 x 6'1 (2.90m x 1.85m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric cooker point, plumbing for washing machine, spaces for fridge and freezer, coved and textured ceiling, double glazed window to side.

Bedroom 1

13'4 x 12'7 (4.06m x 3.84m)

Two double glazed windows, picture rail.

Bedroom 2

13'1 x 8' (3.99m x 2.44m)

Double glazed window, textured ceiling, picture rail, meter cupboard.

Bathroom

5'8 x 5'5 (1.73m x 1.65m)

White suite comprising bath with Triton shower over, WC, wash hand basin with cupboards below, part tiled walls, heated towel rail, laminate flooring, coved ceiling, double glazed window to side.

Additional Information

Tenure - Leasehold

Length of lease - 125 years from 18/04/1996 - 97 years remaining

Service Charge/Buildings Insurance - £417.90pa

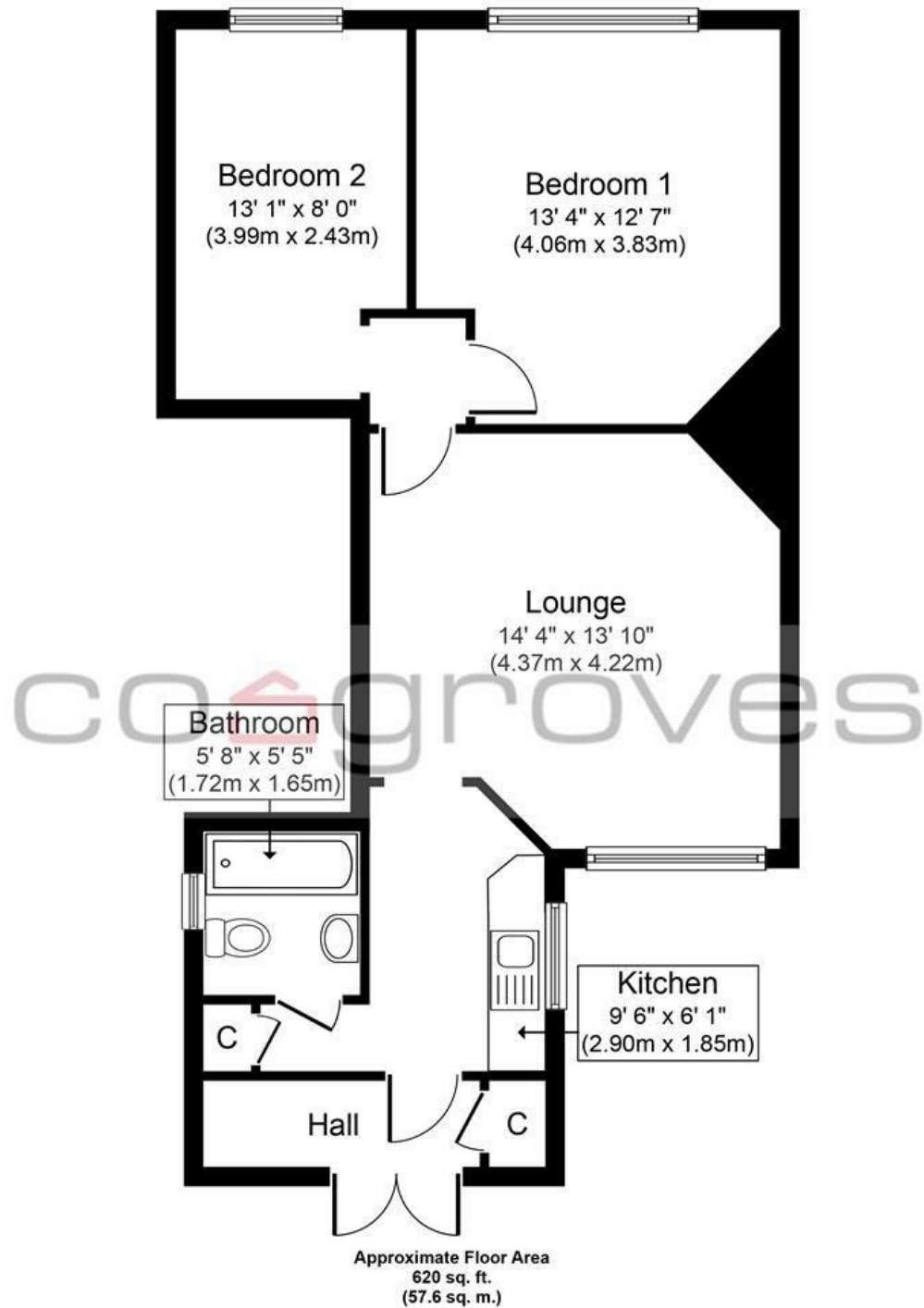
Ground Rent - £50pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Approximate Floor Area
620 sq. ft.
(57.6 sq. m.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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