



**Flat 3, Ophir Court, 8 Kent Road
Southsea, PO5 3EN**

Offers Over £135,000

co**groves**

Sales, Rentals and Block Management

Flat 3, Ophir Court, 8 Kent Road, Southsea, PO5 3EN

PRICE GUIDE £135,000-£140,000. 1 BEDROOM 2ND FLOOR APARTMENT LOCATED IN THIS GREAT AREA MINUTES FROM THE SEAFRONT, PALMERSTON ROAD, BARS, RESTAURANTS, CAFES, SHOPS & BUS ROUTES. RECENTLY REDECORATED BRIGHT & AIRY APARTMENT WHICH IS LARGER THAN AVERAGE WITH 58 SQUARE METERS OF ACCOMMODTION. The accommodation comprises 1 bedroom, good size lounge, kitchen, bathroom and large hall which could be used as study area. The property is offered with no forward chain and an extended lease term of 125 years.

Communal Entrance

Security intercom allowing access to communal hall. Stairs to second floor, flat front door to:

Entrance Hall

19'9 x 5'3 (6.02m x 1.60m)

Coved ceiling, electric night storage heater, wall mounted electric consumer unit.

Lounge

18'8 x 11'2 (5.69m x 3.40m)

Two double glazed windows to front, two electric night storage heaters, coved ceiling.

Kitchen

16'4 x 11'3 maximum measurements (4.98m x 3.43m maximum measurements)

Single drainer stainless steel sink unit with kitchen cupboards, drawers, worktop, electric cooker, space for fridge freezer, plumbing for washing machine, vinyl flooring, double glazed window to rear.

Bedroom

15'2 x 7'6 maximum measurements (4.62m x 2.29m maximum measurements)

Double glazed window to front, part coved ceiling, electric night storage heater.

Bathroom

7'10 x 4'8 (2.39m x 1.42m)

White suite comprising bath with electric shower over, WC, wash hand basin, part

tilled walls, vinyl flooring, extractor, cupboard housing hot water tank.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years - The current lease has approximately 80 years remaining but the seller has agreed with the freeholder to extend the lease to 125 years.

Service Charge - £1658pa which includes buildings insurance

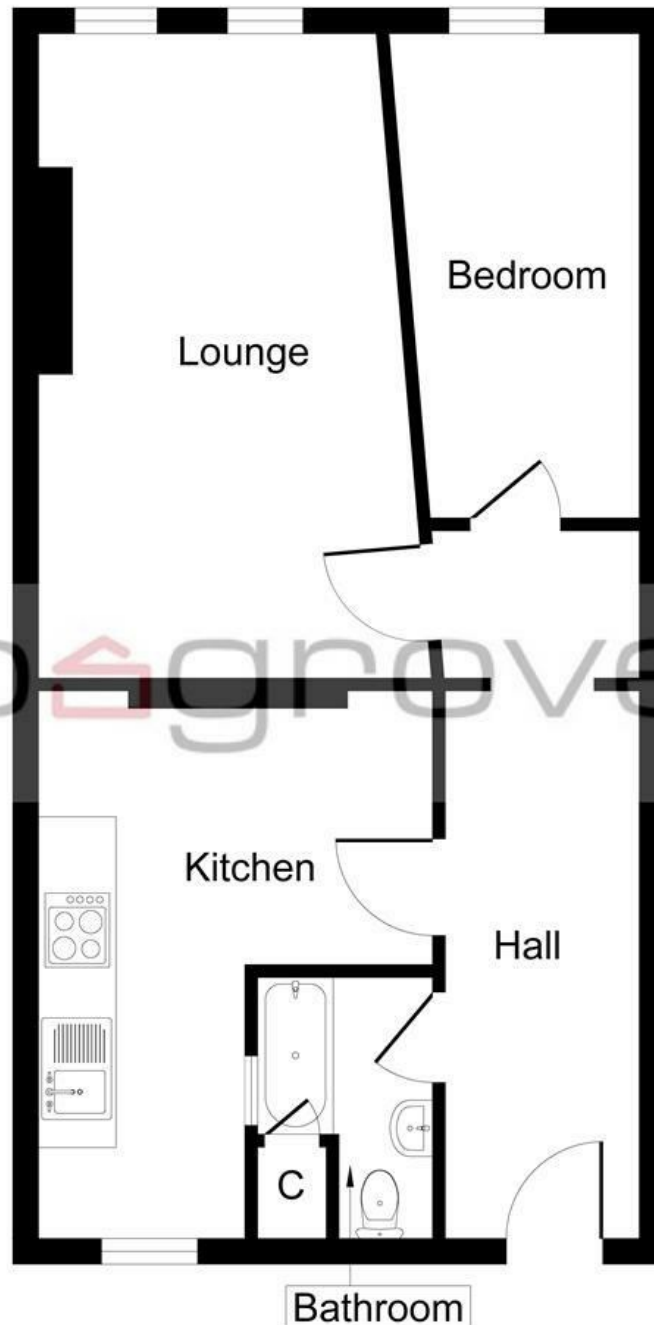
Ground Rent - £ 50pa

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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