



Flat 1 Mayfield House, 196/198 London Road,
North End, Portsmouth, Hampshire, PO2 9JE

TOWN & COUNTRY
SOUTHERN

- £145,000—Leasehold
- 1 Bedroom Ground Floor Flat
- Gas Central Heating & Double Glazing
- No Forward Chain
- Close to Shops Schools & Amenities
- Ideal First Time Buy or Buy to Let

We are delighted to present this one bedroom ground floor apartment conveniently located in North End. The property has a large 14'11" bedroom with double glazed bay window to the front and a spacious 16'0" lounge / dining room. The property has no forward chain and is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road and rail links. The accommodation comprises; hall, kitchen, lounge/dining room, bathroom and double bedroom. Early internal viewing of this apartment is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Proceeding south on the London Road from the Portsbridge roundabout, take the second exit past the Coach and Horses onto the London Road, continue along London Road passing the The Green Post public house on the right hand side, after which take the 5th left turning into Mayfield Road and the property is immediately on the left.



COMMUNAL ENTRANCE: Entry phone, glazed door to communal hallway. Wooden main front door leading to:

HALL: Double radiator, doors to:

LOUNGE / DINING ROOM: Double glazed bay window to the side aspect, ornamental skirting boards, laminate flooring, radiator, smooth ceiling with double pendant lights, T.V. point.

KITCHEN: Granite effect roll top work surface with range of white fronted cottage style base units, tiled splashbacks, four ring gas hob with integrated electric oven under and stainless steel extractor hood over, single drainer stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer, wall mounted Ideal Atlantic gas fired combination boiler supplying domestic hot water and central heating (not tested) twin ceiling pendants, extractor fan.

BEDROOM: Double glazed bay window to the front aspect, laminate flooring, twin ceiling pendant light fittings, radiator.

BATHROOM: White suite comprising: panelled bath with mains shower over and concertina glass shower screen, pedestal wash hand basin, w.c., tiled splashbacks, extractor fan.

LEASE: 125 Years from 2007 (108 years remaining).

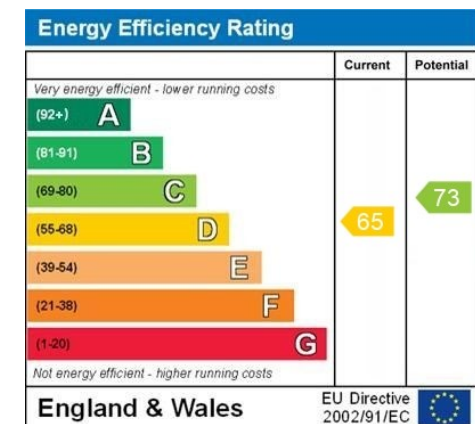
MAINTENANCE: £876.09 2023.

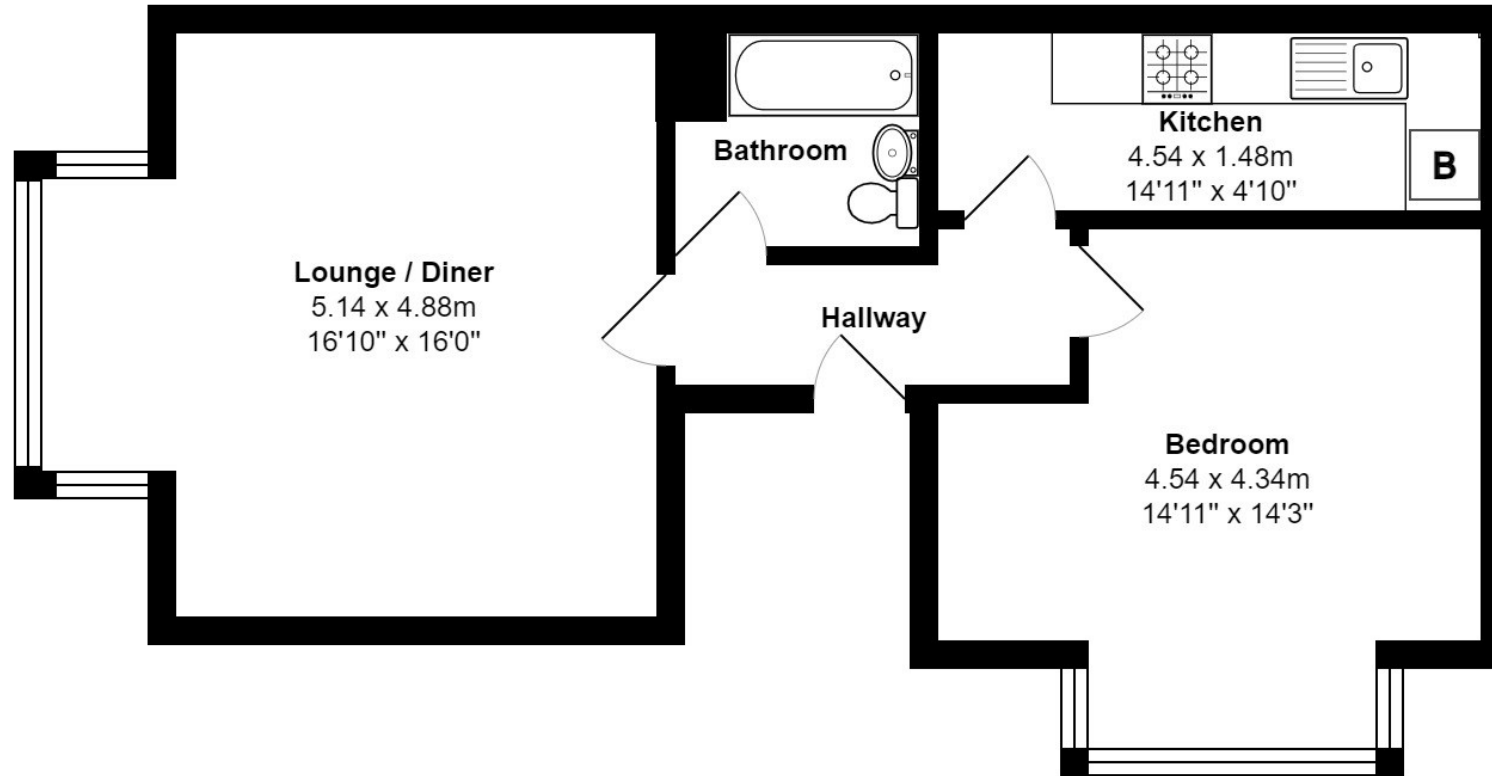
AGENTS NOTES:

Council Tax Band A - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 54.5 m² ... 587 ft²

All measurements are approximate and for display purposes only

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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