



JUSTFLATS

**36A CONNAUGHT ROAD,
PORTSMOUTH, PO2 9BP**



Auction Guide Price £100,000 Leasehold

SHARE OF FREEHOLD! Jeffries & Dibbens are delighted to present for sale this spacious first floor flat located in Connaught Road, North End with NO FORWARD CHAIN. Accommodation comprises a 15' x 14' reception room, a 12' bedroom, a 12' kitchen-breakfast room and a fitted wet-room. Additional benefits include gas central heating and full double glazing. Contact our Portsmouth branch on to arrange your internal inspection. 023 92 661 662.

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PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

Wall mounted electric meter, stopcock, stairs to first floor.

LANDING

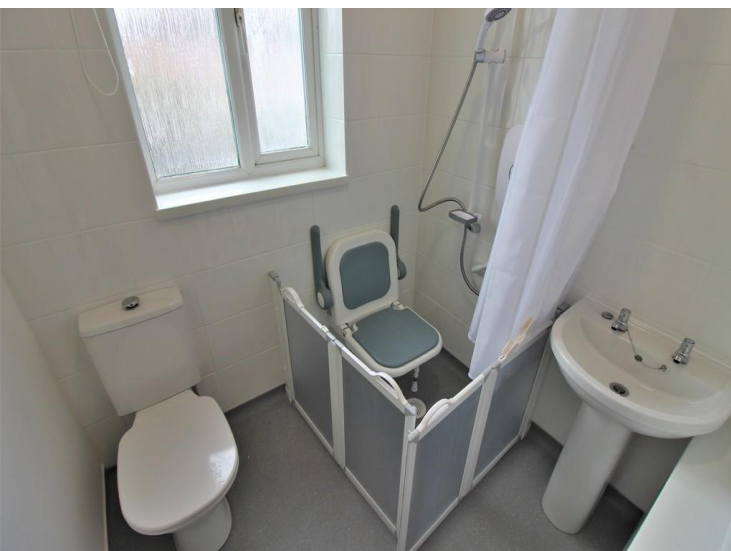
Loft hatch, doors to all rooms.

RECEPTION ROOM

15' 10" x 14' 3" (4.83m x 4.34m)
PVC double glazed window to side aspect, double radiator.

WET ROOM

Obscure PVC double glazed window to front aspect, close coupled WC, pedestal basin, wall mounted electric shower, fully tiled, extractor, radiator, built in storage cupboard.



BEDROOM ONE

12' 9" x 10' 10" (3.89m x 3.3m)
PVC double glazed window to front aspect, radiator.



KITCHEN/BREAKFAST ROOM

12' 1" x 10' 11" (3.68m x 3.33m)
PVC double glazed window to front aspect, radiator, range of wall and base units, roll top work surfaces, coloured sink with mixer tap and drainer unit, gas cooker point, wall mounted combination boiler, tiled splash back.

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of March 2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: 50% Share Of Freehold will be obtained upon completion

Balance of Lease: 61 years (vendor will extend the lease subject to an acceptable offer)

Ground Rent Charges: N/a

Ground Rent Review Period: N/a

Maintenance/Service Charges: 50% share as and when required

Maintenance /Service Charges Review Period: N/a

Building Insurance: £248.48 split 50/50 between both flats

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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