

65A LABURNUM GROVE, PORTSMOUTH, PO2 0HG



£159,995 Leasehold

We are delighted to bring to the market this spacious, two bedroom, first floor flat located in Laburnum Grove, North End. Offered with no forward chain, accommodation on offer comprises a 16ft reception room, two double bedrooms, a modern fitted kitchen and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a private entrance. The property also boasts a balcony which leads down to the private garden. We feel this property is ideally suited to first time buyers and investors alike, Call Jeffries & Dibbens now to arrange your viewing. Open late! 02392 661 662



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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

OBSCURE PVC DOUBLE GLAZED FRONT DOOR

To:-

LOBBY

Stairs to first floor.

FIRST FLOOR LANDING

Loft hatch, doors to both bedrooms, bathroom and reception room.

RECEPTION ROOM

16' 10" x 10' 02" into recess (5.13m x 3.1m)

PVC double glazed window to rear aspect, laminate flooring, radiator, opening to:-

KITCHEN

12' 02" x 7' 0" at widest point (3.71m x 2.13m)

Obscure PVC double glazed door to balcony, range of wall and base level units, roll top work surfaces, integral oven and hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiling to principal areas, tiled flooring, stainless steel sink and drainer unit with mixer tap over, wall mounted 'Ideal' combination boiler.

BALCONY

Stairs leading down to garden.

BEDROOM ONE

14' 09" into bay and excluding recess x 10' 06" excluding wardrobe depth (4.5m x 3.2m)

PVC double glazed bay window to front aspect, radiator, laminate flooring.

BEDROOM TWO

13' 0" x 8' 10" into recess (3.96m x 2.69m)

PVC double glazed window to rear aspect, laminate flooring, radiator.

BATHROOM

7' 07" x 6' 01" (2.31m x 1.85m)

Obscure PVC double glazed window to front aspect, panelled bath with shower over, pedestal mounted wash basin, close coupled WC, tiled floor, fully tiled walls, chrome heated towel rail, extractor.

PRIVATE GARDEN

Rear pedestrian access, mainly laid to patio with raised mature shrub border.

AGENTS NOTE

Council Tax Band - A



LEASE INFORMATION:



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

Tenure: Leasehold

Freeholder: Moktar Miah and Syeda Nargis

Balance of Lease: 110 Years

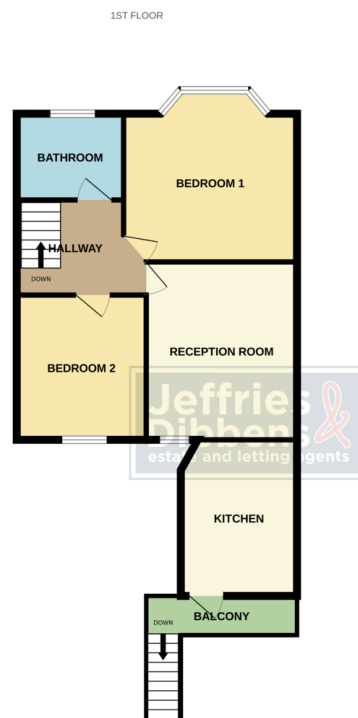
Ground Rent: £200 per annum for first 25 years then £400 per annum for next 25 years

Maintenance: £500 per annum

Buildings Insurance: £166.92 per annum

Ground Rent review period: Every 15 years

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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The service, quality and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.
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