



JUSTFLATS

4A DOYLE COURT LONDON ROAD, PORTSMOUTH, PO2 9HP



Offers in excess of **£180,000** Leasehold

TWO DOUBLE BEDROOM PENTHOUSE! Jeffries & Dibbens are pleased to offer for sale this two bedroom, top floor flat located in Doyle Court, Hilsea. Accommodation comprises a 16ft reception room, two double bedrooms, a modern fitted bathroom and a 9ft fitted kitchen. Added benefits include electric heating and double glazing throughout. We encourage an internal viewing at your earliest convenience, please contact the Portsmouth branch to arrange an internal viewing today! 02392 661 662



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COMMUNAL ENTRANCE

Stairs leading to all floors.

HARDWOOD FRONT DOOR

HALLWAY

Intercom system, doors to all rooms, built-in storage cupboard, spotlighting, wall mounted electric heater.

BEDROOM ONE

16' 08" x 9' 03" (5.08m x 2.82m)

Two PVC double glazed windows to rear aspect, spotlighting.

BEDROOM TWO

11' 10" x 9' 03" (3.61m x 2.82m)

Two PVC double glazed windows to rear aspect, spotlighting.

BATHROOM

7' 03" x 5' 08" (2.21m x 1.73m)

Bathroom suite comprising close coupled WC with concealed cistern, vanity unit, panelled 'P' shaped bath with mains shower attachment, spotlighting, tiled floor, tiling to principal areas, extractor fan.

BUILT-IN CUPBOARD

Storage cupboard housing fuse board and 'Aquasystem' water heater.

RECEPTION ROOM

16' 11" x 12' 01" (5.16m x 3.68m)

Two PVC double glazed windows to front aspect, wall mounted electric heater, opening to kitchen, spotlighting.

KITCHEN

9' 09" x 6' 04" (2.97m x 1.93m)

PVC double glazed window to front aspect, range of wall and base level units, square edge work surfaces, integral oven with induction hob, stainless steel splash back and extractor hood with glass cover over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, tiled floor, spotlighting.

AGENTS NOTE Council Tax Band - B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack & Doyle Court Company LTD

Balance of Lease: 117 years

Ground Rent Charges: £250.00 per annum

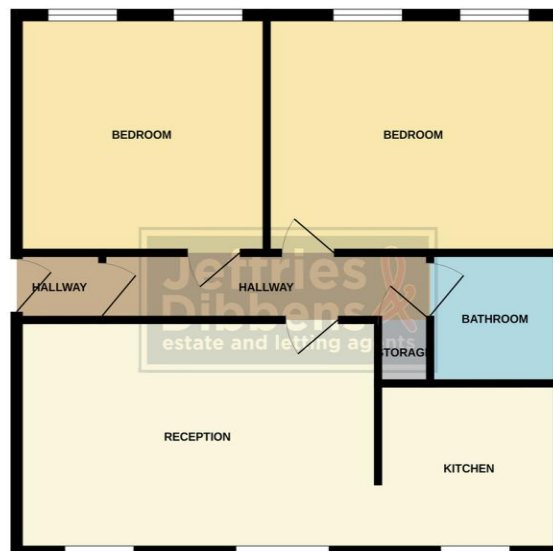
Ground Rent Review Period: TBC

Service Charges & Buildings Insurance: £1116.76

Maintenance /Service Charges Review Period: TBC

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

TOP FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is solely 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, features and details shown here are not tested and no guarantee as to their operability or efficiency can be given.
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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH