

**20 RUDMORE COURT,
SIMPSON ROAD,
PORTSMOUTH, PO2 8SS**



Auction Guide Price £35,000 Leasehold

NO FORWARD CHAIN! We are delighted to present for sale this one bedroom, second floor retirement flat available for people aged 60 & over. Situated in Rudmore Court, Stamshaw, this converted Baptist Church also includes a resident's lounge, a laundry room, communal gardens and a lift. The accommodation on offer comprises a bedroom, a 13ft reception room, a modern fitted kitchen and a large shower room. Additional benefits include electric heating, double glazing and fitted storage. The property also boasts a residence/building manager and emergency pull cord system. Contact us today for more information. 023 92 661 662



HARDWOOD DOOR

Leading to hallway.

HALLWAY

Wall mounted electric heater, door to bathroom, cupboard, door to bedroom, living room, intercom system.

BATHROOM

Vanity unit, close coupled WC, walk in shower cubicle with electric power shower, fully tiled, extractor fan, hand rail.



AIRING CUPBOARD

Water heater.

BEDROOM

11' 3" x 8' 8" (3.43m x 2.64m)

Velux window to rear aspect, wall mounted electric heater, built in mirrored wardrobes.

LIVING ROOM

14' 9" x 9' 3" (4.5m x 2.82m)

Velux window to rear aspect, wall mounted electric heater, open to kitchenette.



KITCHENETTE

Range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, tiled to principal areas, space for under counter fridge, extractor fan.

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



LEASE INFORMATION:



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

Tenure: Leasehold (over 60's only)

Landlord/Managing Agent: Holdmanor Limited

Balance of Lease: 166 years

Ground Rent Charges: Peppercorn

Ground Rent Review Period: N/a

Service & Buildings Insurance Charges: £2424.84

Maintenance /Service Charges Review Period: Annually

Are Pets Allowed: No

Are Holiday lets/Airbnb lets allowed: No

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

2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 quality or efficiency can be given.
Made with Letting 12323

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