

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



## Auction Guide Price £35,000 Leasehold

NO FORW ARD 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



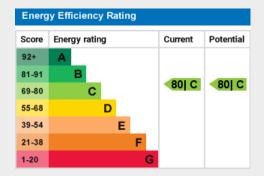












#### HARDWOOD DOOR

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.





### **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



What every attempt has been made to ensure the accuracy of the floorplan contained here, resourcerred of doors, windows, rooms and any other terms are approximate and no responsibility in basen for any recommission or mid-observent. This plant is for this observat proposes only and shauld be used as such by any prospectible parchaser. The exercise, systems and applications there have not been feeded and in guitariant shauld be used as the best of the part of

#### **OFFICE ADDRESS**

112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

#### **OFFICE DETAILS**

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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

