

39 HONEYWOOD CLOSE, PORTSMOUTH, PO3 5BN



£159,995 Leasehold

ALLOCATED PARKING! We are delighted to offer for sale this two bedroom, first floor flat located in Honeywood Close, Hilsea. Offered with no forward chain, this property makes an excellent purchase for first time or investment buyers. In addition to two bedrooms, accommodation comprises a 14ft reception room, a fitted kitchen and a family bathroom. Added benefits include electric heating, double glazing and one allocated off road parking space. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662



COMMUNAL ENTRANCE

Stairs to first floor.

HARDWOOD FRONT DOOR

Leading to.

HALLWAY

Built in wardrobe, two additional built in storage cupboards, wall mounted electric storage heater, doors to.

KITCHEN

10' 11" x 8' 5" (3.33m x 2.57m)

PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, space for cooker, space for fridge/freezer, space for washing machine, stainless steel sink and drainer unit with mixer tap, tiled to principal areas, wall mounted electric storage heater.

RECEPTION ROOM

14' 8" x 13' 3" (4.47m x 4.04m)

PVC double glazed window to rear aspect, wall mounted electric storage heater, feature fireplace.

BATHROOM

Panel enclosed bath with electric shower unit over, pedestal mounted wash basin, close coupled WC, tiled to principal areas, extractor fan, wall mounted electric 'Dimplex' heater.

BEDROOM ONE

11' x 9' 3" (3.35m x 2.82m)

PVC double glazed window to front aspect, wall mounted electric storage heater.

BEDROOM TWO

11' x 7' 2" (3.35m x 2.18m)

PVC double glazed window to front aspect, wall mounted electric storage heater.

AGENTS NOTE

Council Tax Band - A

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



LEASE INFORMATION:



As of February 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port Property Services

Balance of Lease: 122 years

Ground Rent Charges: £150 per annum, half paid in advance on 31st December & 30th June each year

Ground Rent Review Period: Every 21 years

Maintenance/Service Charges: No maintenance charge, £33 annual charge for landlord fees.

Maintenance /Service Charges Review Period: Every 21 years

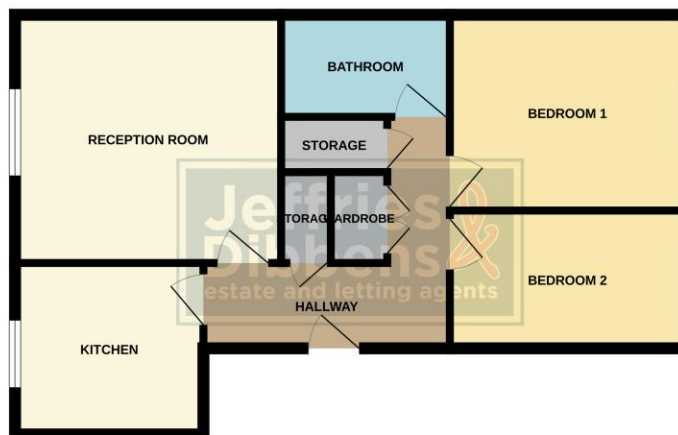
Building Insurance: £339 per annum

Are pets allowed: Yes but only with permission of the lessor

Are holiday lets/Airbnb lets allowed: Subletting required the permission of the lessor

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the plan. The plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of issue.
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