

# FLAT 8 KNOWLES COURT MANOR PARK AVENUE, PORTSMOUTH, PO3 5FG



**£125,000** Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present for sale this one bedroom, first floor flat located in Manor Park Avenue, Copnor. Well presented throughout, this property offers a selection of benefits to the prospective buyer. Accommodation comprises a double bedroom, a fitted bathroom and a 16ft reception room/kitchenette. Added benefits include central heating and double glazing. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today. 02392 661 662



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## FRONT DOOR

Door to hallway.

## HALLWAY

Doors to bedroom, bathroom and reception room.

## BEDROOM

12' x 10' 6" (3.66m x 3.2m)

PVC double glazed window to rear aspect, radiator.

## BATHROOM

Heated towel rail, close coupled WC, panel enclosed bath with electric shower over, pedestal wash basin, fully tiled, extractor fan.

## RECEPTION ROOM/KITCHEN

15' 6" x 16' 1" narrowing to 12' 1" (4.72m x 4.9m)

PVC double glazed window to front aspect, double radiator, wall and base units, roll top work surfaces, integral oven with induction hob, space for fridge/freezer, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, overhead extractor fan, laminate flooring.

## AGENTS NOTE

Council Tax Band - B





# LEASE INFORMATION:



As of June 2022, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Atlantis Management

**Balance of Lease:** 125 years as of 01/02/2007

**Ground Rent Charges:** £200 per annum

**Ground Rent Review Period:**

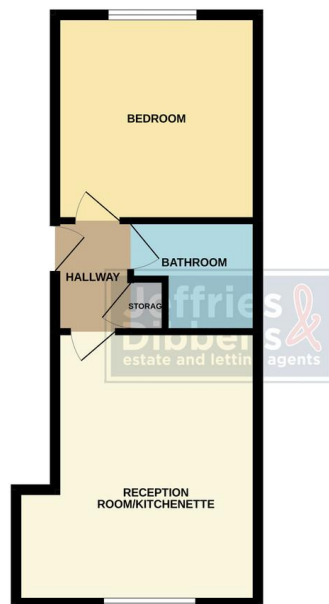
**Maintenance/Service Charges & Building Insurance:** £175.00 per month

**Maintenance /Service Charges Review Period:** Yearly

**Are pets allowed:** No

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

FIRST FLOOR



Whilst 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## OFFICE ADDRESS

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

## OFFICE DETAILS

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