



JUSTFLATS

58 STUBBINGTON AVENUE, PORTSMOUTH, PO2 0JA



£210,000 Leasehold

SHARE OF FREEHOLD & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this spacious, two bedroom, first floor flat located in Stubbington Avenue, North End. Well presented throughout, this property offers a selection of benefits including NO FORWARD CHAIN! Accommodation comprises a 15ft reception room, two bedrooms, a fitted kitchen and a fitted shower room. Added benefits include gas central heating, double glazing throughout and an allocated off road parking. To appreciate all that is on offer, please get in touch with Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662



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SINGLE GLAZED HARDWOOD FRONT DOOR

ENTRANCE HALL

Stairs to first floor, tiled flooring, obscure glass window to front aspect.

FIRST FLOOR LANDING

Door to reception room one, bedroom one, bedroom two, kitchen and bathroom. PVC double glazed window to side aspect, fitted storage cupboard, radiator.

RECEPTION ROOM

15' 11" into bay x 15' 8" (4.85m x 4.78m)
PVC double glazed bay window to front aspect, double radiator, laminate flooring.

BEDROOM ONE

12' 5" x 12' 4" (3.78m x 3.76m)
PVC double glazed window to side aspect, radiator, laminate flooring, feature fireplace, fitted storage.

BEDROOM TWO

12' 5" x 9' 10" into recess (3.78m x 3m)
PVC double glazed window to side aspect, laminate flooring, radiator.

KITCHEN

11' 7" x 9' (3.53m x 2.74m)
PVC double glazed window to rear aspect, radiator, wall mounted Glow-Worm combination boiler, resin 1 1/2 bowl sink with mixer tap and drainer unit, roll top work surfaces, laminate flooring, gas hob, integral oven, stainless steel over head extractor fan, plumbing for washing machine, space for fridge/freezer, tiled splash back, spot lighting, fitted storage.

BATHROOM

Obscure PVC double glazed window to rear aspect, vanity unit, walk in shower cubicle, tiled flooring, close coupled WC, extractor fan, spot lighting.

AGENTS NOTE Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Share of freehold between ground floor flat and first floor flat

Balance of Lease: 95 years remaining approx

Ground Rent Charges: n/a

Ground Rent Review Period:

Maintenance/Service Charges: 50% shared equally between flats as and when required

Maintenance /Service Charges Review Period:

Building Insurance: £300 per annum

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency can be given.
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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