

**FLAT A SPORTSMANS MEWS
STATION ROAD
PO3 5BG**



£169,995 Leasehold

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, ground floor flat located in Station Road, Copnor. Accommodation comprises two bedrooms, a 19ft reception room/kitchenette and a family bathroom. Added benefits include gas central heating, double glazing throughout and a private, off road parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662!



HARDWOOD DOOR TO HALLWAY

HALLWAY

Radiator, laminate flooring, door to bedroom one, bedroom two, bathroom, kitchenette, cupboard.

BEDROOM TWO

10' 2" x 8' 11" narrowing to 7'8" (3.1m x 2.72m)
PVC double glazed window to front aspect, radiator, built in storage.

BEDROOM ONE

10' 8" x 9' 7" (3.25m x 2.92m)
PVC double glazed window to front aspect, storage, radiator.

BATHROOM

Close coupled WC, floating wash basin, lino flooring, bath with shower attachment, stainless steel heated towel rail.

KITCHENETTE

19' 7" x 12' 11" narrowing to 9'7" (5.97m x 3.94m)
PVC double glazed windows to side aspect, PVC double glazed window to front aspect, tiled to principal areas, laminate flooring, radiator, range of wall and base units, roll top work surfaces, plumbing for washing machine, integral oven, integral induction hob, stainless steel over head extractor fan, spot lighting, cupboard housing wall mounted combination boiler, stainless steel sink with mixer tap and drainer unit, integral under counter fridge and freezer.

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	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Share of Freehold

Balance of Lease: 987 years as of 2024

Ground Rent Charges: Peppercorn

Ground Rent Review Period: N/a

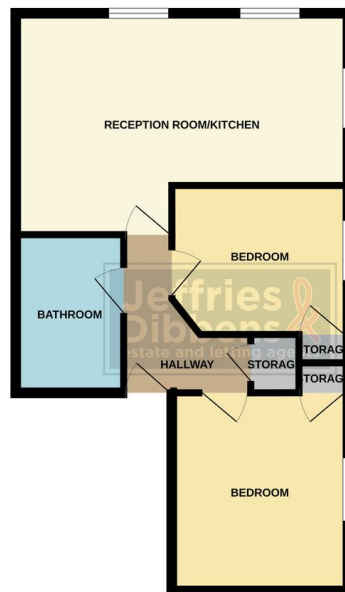
Maintenance/Service Charges: Split between the four flats

Maintenance /Service Charges Review Period:

Building Insurance:

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 floors, rooms, areas and any other items are approximate and the responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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