

**18 ST MARYS HOUSE
ST. MARYS ROAD,
PORTSMOUTH, PO3 6AB**



£149,995 Leasehold

ALLOCATED PARKING & INVESTORS ONLY! We are delighted to offer for sale this second floor flat located in St Mary's House, Portsmouth. This property offers a selection of benefits and is suitable for an investment buyer. The flat is located in a Grade II listed building and offers a 13ft double bedroom, a 16ft living room and a 13ft kitchen/diner. Further accommodation includes a fitted bathroom and a separate WC, with benefits such as electric heating and an allocated off road parking space. We encourage a viewing at your earliest convenience, so please contact our Portsmouth branch to arrange today!



COMMUNAL ENTRANCE

Security entry system, stairs to all floors.

SECOND FLOOR LANDING

Hardwood front door to flat.

ENTRANCE HALL

Laminate flooring, storage cupboard, doors leading to:-

BEDROOM

13' 4" x 9' 10" (4.06m x 3m)

Sash window to rear aspect, wall mounted electric heater, laminate flooring, access to loft (loft is boarded and has extensive storage).

BATHROOM

Panel enclosed P-shaped bath with electric 'Mira' shower over, vanity unit, wall mounted electric towel heater, tiled to principal areas, extractor fan.

WC

Close coupled WC.

LOUNGE/DINER

16' 10" x 10' (5.13m x 3.05m)

Sash window to front aspect, wall mounted electric heater, laminate flooring, double doors leading to:-

KITCHEN

13' 6" x 9' (4.11m x 2.74m)

Sash window to front aspect, range of fitted wall and base units, roll edge work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, tiled to principal areas, laminate flooring, under cabinet lighting, access to loft.

AGENTS NOTE

Council Tax Band - B

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Vivid

Balance of Lease: 154 years

Ground Rent, Maintenance & Building Insurance Charges: £235.58 PCM

Maintenance /Service Charges Review Period: Annually

Pets Allowed: Yes

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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICE ADDRESS

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OFFICE DETAILS

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