

8 PARK ROYAL MANSIONS NORTHERN PARADE, PORTSMOUTH, PO2 9LS



£179,950 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, first floor flat located in Northern Parade, Hilsea. Accommodation comprises a 17ft reception room, an 11ft fitted kitchen, a fitted bathroom, plus two bedrooms. Additional benefits include double glazing and electric storage heating. We feel this property is suited to first time buyers and investors alike, so contact our Portsmouth office now to arrange your viewing, open late! 02392 661 662



COMMUNAL ENTRANCE

Stairs to all floors.

FIRST FLOOR LANDING

Front door to.

HALLWAY

Security entry system, wall mounted electric storage heater, wooden floor boards, built in storage cupboard, additional built in airing cupboard housing immersion tank, doors to.

RECEPTION ROOM

17' 2" into bay x 13' 5" into recess (5.23m x 4.09m)

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

KITCHEN

11' x 10' 6" (3.35m x 3.2m)

PVC double glazed window to rear aspect, fire exit, range of wall and base units, roll top work surfaces with matching splash backs, integral electric oven with gas hob and extractor hood over, integral fridge/freezer, space and plumbing for washing machine, 1 1/2 stainless steel sink and drainer unit with mixer tap, tiled flooring.

BEDROOM ONE

14' 4" x 12' 4" into recess (4.37m x 3.76m)

Two PVC double glazed windows to front aspect, PVC double glazed doors to balcony, wall mounted electric storage heater, built in wardrobe.

BEDROOM TWO

15' 9" x 8' 9" (4.8m x 2.67m)

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

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

Obscure PVC double glazed window to rear aspect, panelled 'P' shaped bath with electric shower over, vanity basin with built in storage, low level WC with concealed cistern, chrome heated towel rail, fully tiled walls and floor.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 166 years

Maintenance, Ground Rent & Buildings Insurance: £119 per month

Are there any pet restrictions: TBC

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, beams and structural items are approximate and not intended to be used for any purpose other than as a guide. The plan is for general reference only and does not constitute an offer or guarantee of any kind. Measurements are taken to the best of our knowledge and belief.

OFFICE ADDRESS

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Hampshire, PO2 0LZ

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