

12 VITA ROAD, PORTSMOUTH, PO2 9LP



£145,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are pleased to offer for sale this one bedroom, first floor flat located in Vita Road, Hilsea. Offered with no forward chain, accommodation comprises a 12ft reception room, a 12ft fitted kitchen, a fitted bathroom and a 10ft bedroom with fitted wardrobes. Additional benefits include double glazing, gas central heating and one allocated off road parking space. We feel this property is ideally suited to first time buyers and investors alike, so please contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662



COMMUNAL ENTRANCE

Stairs to first floor.

FRONT DOOR

HALLWAY

Radiator, built in storage cupboard, doors to.

BATHROOM

Obscure double glazed window to front aspect, panel enclosed bath with electric shower over, pedestal mounted wash basin, low level WC, radiator, tiled to principal areas.

BEDROOM

10' 11" x 9' 9" excluding wardrobe depth (3.33m x 2.97m)

Double glazed window to side aspect, radiator, built in wardrobe, additional built in storage cupboard.

RECEPTION ROOM

12' 1" x 9' 3" (3.68m x 2.82m)

Double glazed window to side aspect, radiator, door to kitchen.

KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m)

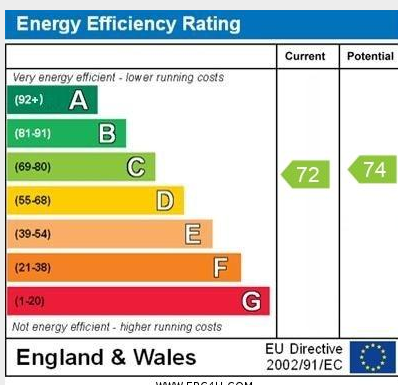
PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, tiled to principal areas, integral electric oven with gas hob and extractor over, space for fridge/freezer, plumbing for washing machine, 1 1/2 stainless steel sink and drainer unit with mixer tap over, radiator, wall mounted combination boiler.

OUTSIDE

Allocated off road parking for one vehicle.

AGENTS NOTE

Council Tax Band - B





LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Alexandra Mews LTD

Balance of Lease: 125 years from 1st January 1989

Ground Rent Charges: Peppercorn/Nil

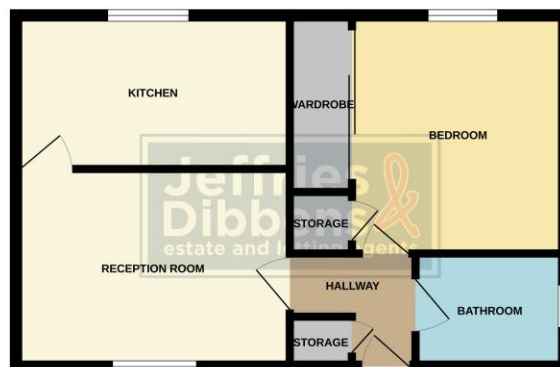
Maintenance/Service Charges: 25% of any expenses incurred for maintenance of the building as and when required.

Maintenance /Service Charges Review Period:

Building Insurance: £171.26 per annum

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

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and not intended to be used for any other purpose or for any other purpose. The floorplan is provided as a guide only and should not be used for any other purpose. The floorplan system and application shall have not been tested and no guarantee is made with respect to accuracy or any other item.

OFFICE ADDRESS

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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