

# 12 VITA ROAD, PORTSMOUTH, PO2 9LP



**£139,995** 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# 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 1<sup>st</sup> January 1989

**Ground Rent Charges:** Peppercorn/Nil

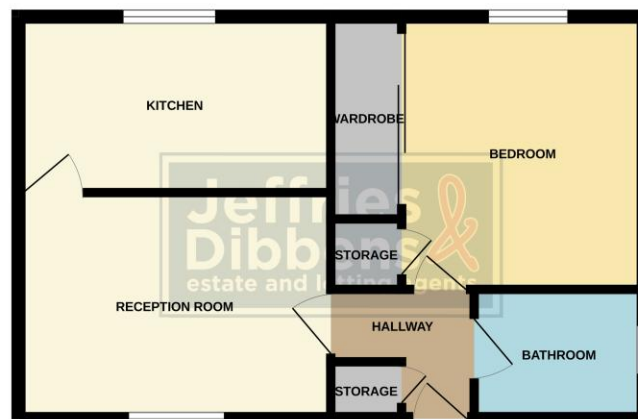
**Maintenance/Service Charges:** 25% of any expenses incurred for maintenance of the building as and when required.

**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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, volumes, areas 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 specifications shown here are not intended and no guarantee as to their quantity or efficiency can be given.  
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## OFFICE ADDRESS

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## OFFICE DETAILS

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