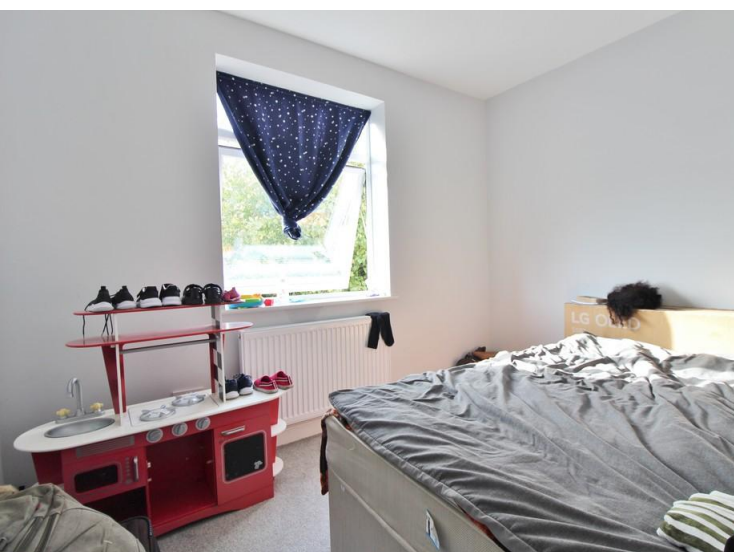




£169,995 Leasehold

SHARE OF FREEHOLD! Jeffries & Dibbens are pleased to offer for sale this two bedroom, first floor flat located in Queens Road, North End. With no forward chain, this property offers a selection of benefits. Accommodation comprises a 14ft reception room, two bedrooms, a modern fitted bathroom and a modern fitted kitchen. Added benefits include gas central heating, double glazing throughout and a brand new lease with a share of freehold. To appreciate all that is on offer, please contact our Portsmouth office to arrange a viewing. 02392 661 662



COMMUNAL ENTRANCE

Hardwood front door to Flat B.

LOBBY

Stairs to first floor.

FIRST FLOOR LANDING

PVC double glazed window to side aspect, double radiator, doors to reception room, bedrooms one and two, bathroom & kitchen.

RECEPTION ROOM

14' 2" x 13' 11" (4.32m x 4.24m)
PVC double glazed window to front aspect, double radiator.

KITCHEN

10' 4" x 7' 6" (3.15m x 2.29m)
PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, laminate flooring, plumbing for washing machine, integral oven with induction hob and extractor hood over, tiling to principal areas, radiator, space for fridge/freezer, cupboard housing wall mounted combination boiler.

BEDROOM ONE

11' 11" x 11' 1" (3.63m x 3.38m)
PVC double glazed window to side aspect, radiator.

BEDROOM TWO

10' 4" x 8' 0" (3.15m x 2.44m)
PVC double glazed window to rear aspect, radiator.

BATHROOM

Close coupled WC, vanity unit, stainless steel heated towel radiator, bath with shower over, tiling to principal areas, laminate flooring.

AGENTS NOTE Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of October 2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold - 50% Share of Freehold

Landlord/Managing Agent:

Balance of Lease: 999 years

Ground Rent Charges: Peppercorn

Ground Rent Review Period: N/a

Maintenance/Service Charges: 50/50 split with the first floor flat as and when required.

Maintenance /Service Charges Review Period:

Building Insurance: TBC

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

FIRST 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, omissions or mis-statements. 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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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