

LOWER FLAT 223 FRATTON ROAD, PORTSMOUTH, PO1 5HA



Offers in excess of £150,000 Leasehold

Jeffries & Dibbens are delighted to offer for sale this spacious, one bedroom ground floor flat located in Fratton Road, Fratton. Offered with a range of benefits including gas central heating and double glazing throughout, we encourage an internal viewing at your earliest convenience. Accommodation comprises a main bedroom, a fitted kitchen, a living room, a family bathroom and a conservatory to the rear of the property. The flat benefits from a 38ft west-facing, fully enclosed garden with a brick built shed. Please call Jeffries & Dibbens Portsmouth today! 02392 661662



COMMUNAL FRONT DOOR

HALLWAY

Hardwood door to reception room, gas meter.

RECEPTION ROOM

Door to bedroom, metal fireplace, open to lobby.

LOBBY

PVC double glazed back door to garden, polycarbonate roof, radiator, door to kitchen.

BEDROOM

14' 11" into bay x 10' 11" (4.55m x 3.33m)

PVC double glazed bay window to front aspect, radiator.

KITCHEN

13' 8" x 8' 7" (4.17m x 2.62m)

Built in storage, PVC double glazed bay window to side aspect, radiator, range of wall and base units, stainless steel sink with mixer tap and drainer unit, tiled splash backs, lino flooring, plumbing for washing machine, gas cooker point, open to lobby, space for fridge/freezer.

LOBBY

Tiled flooring, door to bathroom, door to conservatory.

BATHROOM

Obscure PVC double glazed window to side aspect, pedestal wash basin, bath, heated towel rail, extractor fan, walk in shower cubicle, tiled flooring, tiled to principal areas, close coupled WC.

CONSERVATORY

9' 2" x 6' 4" (2.79m x 1.93m)

PVC double glazed French doors to garden, tiled flooring, built in storage.

REAR GARDEN

37' (11.28m)

West facing, flower and shrub borders, outside tap, brick built shed, fully enclosed.

AGENT NOTE

Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Freehold

Landlord/Managing Agent: The freehold of building is acquired with the property purchase

Balance of Lease: 125 years on completion

Ground Rent Charges: Peppercorn

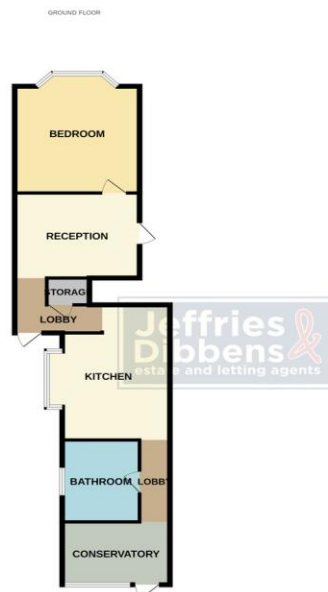
Ground Rent Review Period: N/A

Maintenance/Service Charges: 50/50 with owner of the first floor flat

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Building Insurance: £400 per annum shared 50/50 with owner of first floor flat

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error. Attention is also drawn to the fact that the floorplan is for information purposes only and should not be used as a basis for any independent purchase. The accuracy of the floorplan is not guaranteed and the purchaser is to make their own enquiries and verify the accuracy of the floorplan. Please refer to the contract for further details.

OFFICE ADDRESS

112/114 London Road, Portsmouth,
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OFFICE DETAILS

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