

JUSTFLATS

53B GLADYS AVENUE, PORTSMOUTH, PO2 9AZ



£142,500 Leasehold

NO FORW ARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, first floor flat located in Gladys Avenue, North End. Suitable for first time or investment buyers, this property offers a selection of benefits. Accommodation comprises an 11ft fitted kitchen, a shower room, two bedrooms and a 14ft reception room. Added benefits include gas central heating, double glazing throughout and bin storage. Please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



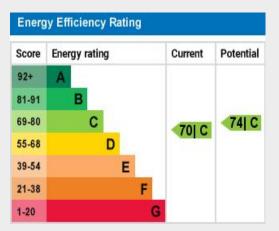
f @JeffriesAndDibbens











COMMUNAL ENTRANCE

ENTRANCE HALL Stairs to first floor.

FIRST FLOOR LANDING Hardwood front door to:-

HALL

Doors to bathroom, kitchen, bedroom one, bedroom two and reception room.

KITCHEN

11' 3" x 5' 8" (3.43m x 1.73m)

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, integral oven with gas hob, space for fridge/freezer, plumbing for washing machine, tiled splash back, tiled floor, radiator.

BATHROOM

Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, tiled floor, walk-in shower cubicle, tiled throughout, wall mounted combination boiler, radiator.

BEDROOM ONE

11' 4" x 9' 10" (3.45m x 3m) PVC double glazed window to side aspect, radiator.

BEDROOM TWO

11' 2" x 6' 6" (3.4m x 1.98m) PVC double glazed window to side aspect, radiator.

RECEPTION ROOM

14' 6" x 10' 11" (4.42m x 3.33m) PVC double glazed window to front aspect, radiator.

OUTSIDE

Communal bin storage.



LEASE INFORMATION:

As of July 2024, the vendor has informed us that the lease details are as follows:-**Tenure:** Leasehold **Landlord/Managing Agent:** Property Fusion **Balance of Lease:** 105 years **Ground Rent Charges:** £100.00 per annum **Ground Rent Review Period:** Yearly **Service Charges & Building Insurance:** £1312.26 per annum **Service Charges Review Period:** Yearly **Are there any Pet Restrictions:** No

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

FIRST FLOOR



Whits every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, windows, noons and any other terms are approximate and no responsibility to taken for any ensuemaster or meta-sentere. This pion is the functione purposed only and so table used as such by any prospective purchasive. The use is the functioner purposed only and so table used as such by any prospective purchasive. The use is the origination purposed on the sentence is and any sustainance as to their operability or efficiency can be given before tested and no guarantee Made with Mergorg C0204.

OFFICE ADDRESS

112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662 portsmouth@jeffries.co.uk www.jdea.co.uk

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

