

# 53B GLADYS AVENUE, PORTSMOUTH, PO2 9AZ



**£142,500** Leasehold

NO FORWARD 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



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## 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 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



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, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OFFICE ADDRESS

112/114 London Road, Portsmouth,  
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## OFFICE DETAILS

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