

**239B NEW ROAD,
PORTSMOUTH, PO2 7QY**



£139,995 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present for sale this one bedroom, first floor flat located in New Road, Copnor. Well presented throughout, this property offers a selection of benefits to the prospective buyer. Accommodation comprises a double bedroom, a fitted bathroom and a 23ft reception room/kitchenette. Added benefits include central heating and double glazing. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today. 02392 661 662



OBSCURE PVC DOUBLE GLAZED FRONT DOOR

LOBBY

Laminate flooring, electric wall mounted heater, space for fridge/freezer, plumbing for washing machine, cupboard housing gas and electric meters, stairs to first floor.

FIRST FLOOR LANDING

Radiator, loft hatch, doors to bathroom, bedroom and kitchenette.



LOUNGE/KITCHEN

23' 1" into bay max x 14' (7.04m x 4.27m)

Double glazed PVC double glazed bay window to side aspect, radiator, feature fireplace, wall and base units, gas oven with overhead extractor fan, stainless steel sink with mixer tap and drainer, space for fridge/freezer, cupboard housing wall mounted combination boiler.

BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m)

PVC double glazed window to front aspect, radiator, fan.



BATHROOM

Obscure PVC double glazed window to front aspect, low level WC, wall mounted vanity unit, wall basin with mixer tap, tiled enclosed bath, tiled to principal areas.

AGENTS NOTE Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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: Richard Cronin

Balance of Lease: 102 years

Ground Rent Charges: £100 per annum up till 2026, £200 per annum thereafter

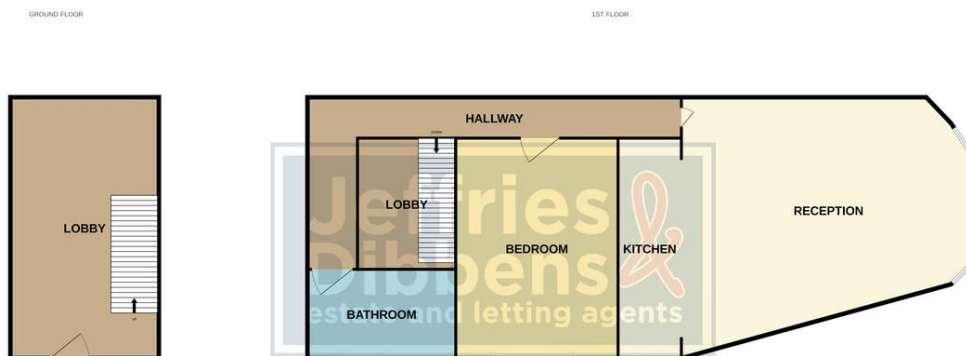
Ground Rent Review Period: 125 years from 12/06/2001

Maintenance/Service Charges: As and when required

Building Insurance: TBC

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.



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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