

**FLAT 30 ARUNDEL HOUSE
42-44 ARUNDEL STREET,
PORTSMOUTH, PO1 1NL**



£130,000 Leasehold

Cash Buyers Only! We are delighted to offer for sale this two double bedroom, first floor flat situated in Arundel Street, Portsmouth. The property makes an excellent investment and is offered with no onward chain. Accommodation on offer comprises two double bedrooms, the largest measuring 19ft, a 20ft open plan living area/kitchenette and a fitted family bathroom. Additional benefits include gas central heating and double glazing throughout. The owner has advised us that this property was previously had a rental income of £12,000 PA. This property is close to local amenities and the high street, so to appreciate all that is on offer, please contact our Portsmouth branch to arrange your viewing today. 02392 661 662



COMMUNAL ENTRANCE

Stairs to all floors.

FIRST FLOOR LANDING

Hardwood front door.

HALLWAY

Door to airing cupboard, doors to bedrooms, bathroom and kitchen/diner, laminate flooring, spot lighting.

AIRING CUPBOARD

Housing immersion tank and fuse board.

BEDROOM ONE

19' 11" x 8' 09" max narrowing to 7' 10" (6.07m x 2.67m)

PVC double glazed window to front aspect, radiator.

BEDROOM TWO

10' 05" x 6' 08" (3.18m x 2.03m)

PVC double glazed window to front aspect, radiator.

KITCHEN/DINER

20' 0" x 10' 0" narrowing to 7' 11" (6.1m x 3.05m)
PVC double glazed window to front aspect, radiator, laminate flooring, range of wall and base level units, wood block worktops, stainless steel sink and drainer unit with mixer tap over, integral oven with induction hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiling to principal areas, extractor fan, spot lighting.

BATHROOM

Three piece bathroom suite comprising pedestal mounted wash basin, close coupled WC, panelled bath with stainless steel shower over, stainless steel towel rail, built-in LED mirror, spot lighting, extractor fan, tiling to principal areas, tiled floor.

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | 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: Leasehold

Landlord/Managing Agent: Inspired Property Management

Balance of Lease: 116 years remaining

Ground Rent Charges: £250.00 per annum

Ground Rent Review Period: TBC

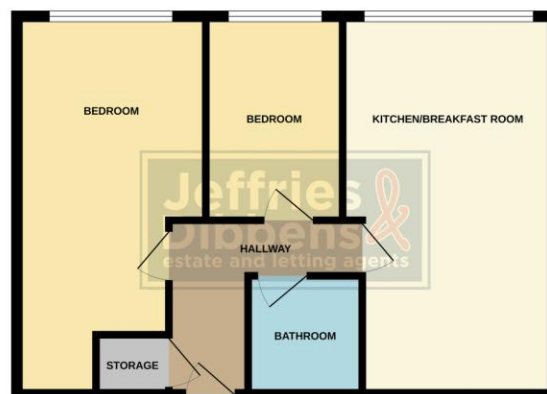
Maintenance/Service Charges: £1121.30 paid half yearly (amount for year 2024)

Maintenance /Service Charges Review Period: Yearly

Building Insurance: £568.03 per annum (year 2024)

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

FIRST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation or condition.
Date: 08/06/2024

OFFICE ADDRESS

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

OFFICE DETAILS

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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