

**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: Annually

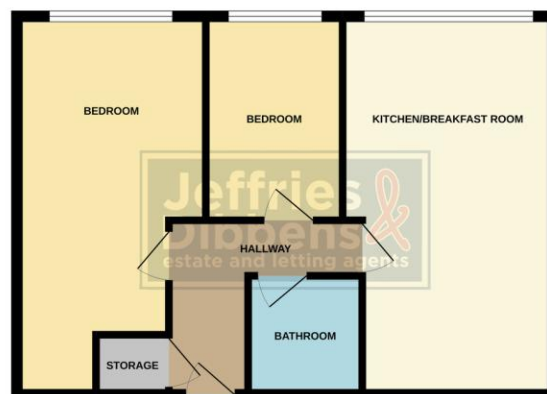
Maintenance/Service Charges: £1121.30 paid half yearly (amount for year 2024)

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 floor plan and measurements of areas, volume, room and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given by Jeffries & Dibbens Ltd.

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