

FLAT 11 SHADWELL COURT PORTSMOUTH PO2 8JU



£129,995 Leasehold

Jeffries & Dibbens are pleased to offer for sale this two bedroom, top floor flat located in Winstanley Road, Stamshaw. This well presented property boasts a whole host of features which include a 13ft reception room, an 8ft modern fitted kitchen, two bedrooms and a fitted bathroom. Additional features include double glazing and gas central heating. To the rear is an outside, shared fire escape as well as a shared courtyard. An internal viewing is recommended on the property and can be arranged by contacting Jeffries & Dibbens Estate Agents on 02392 661 662. Open late!

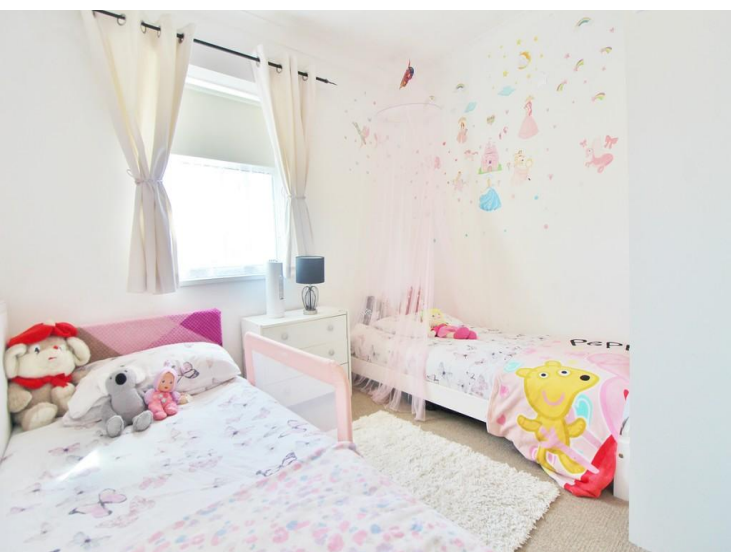


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COMMUNAL ENTRANCE

Stairs to all floors.

OBSCURE DOUBLE GLAZED FRONT DOOR

Leading to:-

HALLWAY

Cupboard housing meters, doors to:-

KITCHEN

8' 06" x 8' 0" (2.59m x 2.44m)

PVC double glazed window to side aspect, PVC obscure double glazed door leading to shared fire escape, range of wall and base level units, stainless steel sink and drainer unit with mixer tap over, tiling to principal areas, integrated electric oven, grill & hob with extractor hood over, plumbing for washing machine, cupboard housing combination boiler.

LOUNGE

13' 04" x 8' 09" (4.06m x 2.67m)

PVC double glazed window to rear aspect, radiator.

BEDROOM ONE

11' 01" x 9' 05" (3.38m x 2.87m)

PVC double glazed window to rear aspect, radiator.

BEDROOM TWO

9' 08" x 8' 10" (2.95m x 2.69m)

PVC double glazed window to side aspect, radiator.

BATHROOM

7' 11" max x 4' 08" (2.41m x 1.42m)

Obscure double glazed window to side aspect, panel enclosed bath with shower over, pedestal mounted wash basin, low level WC, heated towel rail, tiling to principal areas.

OUTSIDE

Shared courtyard area with bin storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of August 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Shadwell Court Portsmouth LTD

Balance of Lease: 109 years

Ground Rent Charges: £250 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £100 per month

Maintenance /Service Charges Review Period: TBC

Building Insurance: £250 per annum

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

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, capacity and any other thing 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 such by any prospective purchaser. The vendor, licensee and agent accept no liability for any error or omission. Made with AutoCAD 2024

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