



JUSTFLATS

FLAT 2 GATE HOUSE 122 MILTON ROAD, PORTSMOUTH, PO3 6FU



£185,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are pleased to offer for sale this one bedroom, ground floor flat located in Milton Road, Portsmouth. Situated within 'The Old Portsmouth Gaol', accommodation comprises a 15ft bedroom, a modern fitted bathroom and a 16ft reception room which leads onto the 12ft modern fitted kitchen. Additional benefits include double glazing, central heating and an allocated off road parking space. This property is well presented throughout and would be ideally suited to first time buyers and investors alike. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662



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PRIVATE HARDWOOD FRONT DOOR

HALLWAY

Door to built in storage cupboard, door to utility cupboard, door to bathroom, door to bedroom, door to reception room/kitchen.

BEDROOM

15' 5" x 9' 6" (4.7m x 2.9m)

Two PVC double glazed windows to rear aspect, radiator, spotlighting.

BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

Panel enclosed bath with mains shower over, vanity unit, close coupled WC, tiled to principal areas, tiled flooring, heated towel rail, spotlighting.

UTILITY CUPBOARD

Housing consumer unit, electric boiler, hot water tank, space for tumble dryer.

RECEPTION ROOM

16' 10" max x 11' 10" (5.13m x 3.61m)

PVC double glazed window to front aspect, spot lighting, radiator, laminate flooring, opening to.

KITCHEN

12' 7" max x 9' (3.84m x 2.74m)

PVC double glazed window to front aspect, modern fitted kitchen comprising range of wall and base units, square edge work surfaces with matching splashbacks, 1 1/2 sink and drainer unit with mixer tap, integral electric oven with integral electric hob and extractor hood over, integral fridge/freezer, integral washing machine, integral dishwasher, laminate flooring, spot lighting, radiator.

AGENTS NOTE

Council Tax Band - B

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



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Ensign Management LTD

Balance of Lease: 122 years

Ground Rent Charges: N/a

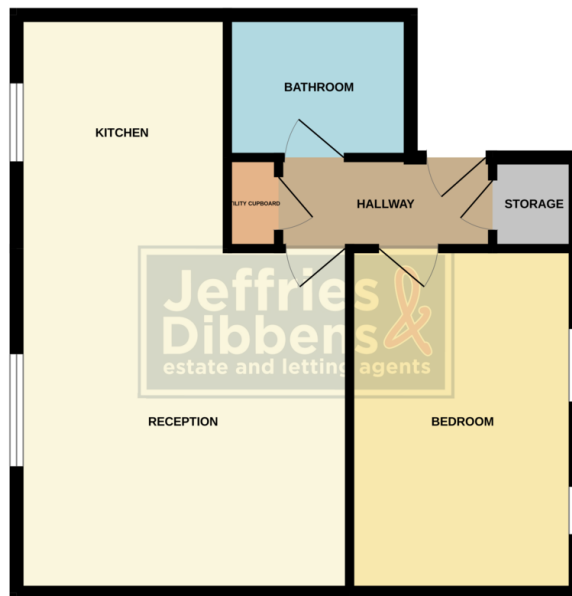
Maintenance & Buildings Insurance Charges: £1506.14 per annum

Maintenance /Service Charges Review Period: Yearly

Are Pets Allowed: Yes

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

GROUND 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.
Made with Merge 12/2024

OFFICE ADDRESS

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