



**JUSTFLATS**

# 2C INVERNESS HOUSE INVERNESS ROAD, PORTSMOUTH, PO1 5QU



**£127,500** Leasehold

50% SHARE OF FREEHOLD! This one bedroom, ground floor flat located in Inverness Road, Buckland is available with Jeffries & Dibbens of Portsmouth. The property boasts a 15ft reception room, an 11ft bedroom, an 8ft fitted kitchen, a fitted bathroom and a communal garden. Further benefits include gas central heating and double glazing and a 50% share of freehold. Contact our Portsmouth branch today! 02392 661 662

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**PVC DOUBLE GLAZED FRONT DOOR**

**RECEPTION ROOM**

15' 11" x 11' 6" (4.85m x 3.51m)  
 PVC double glazed window to front aspect, radiator, door to hallway.

**HALLWAY**

Doors to bathroom and kitchen.

**BATHROOM**

8' 2" x 4' 5" (2.49m x 1.35m)  
 Wooden panelled bath with mains powered shower, low level WC, wash hand basin with mixer tap, radiator, extractor fan.



**KITCHEN**

8' 2" x 6' 9" (2.49m x 2.06m)  
 PVC double glazed window to side aspect, radiator, stainless steel sink with mixer tap and drainer, space for fridge and freezer, space for cooker, range of wall and base units, tiled to principal areas.



**BEDROOM**

11' 4" x 9' 2" (3.45m x 2.79m)  
 PVC double glazed window to rear aspect, radiator, fitted cupboard housing wall mounted combination boiler.

**UTILITY**

Obscure PVC double glazed window to side aspect, plumbing for washing machine.

**COMMUNAL GARDEN**

21' 3" x 16' 5" (6.48m x 5m)  
 Gate to fully enclosed garden.

**AGENTS NOTE – Council Tax Band - A**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	59   D	
39-54	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:** Sharon Roberts (2b) David Harris (2c)

**Balance of Lease:** 86 years

**Ground Rent Charges:** N/a

**Maintenance/Service Charges:** Split between the 3 flats as and when required

**Building Insurance:** £290.00

**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 herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operation or otherwise over the years.  
Made with Memphis 02/24

## OFFICE ADDRESS

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## OFFICE DETAILS

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