

# 1 CAMBRAI CLOSE, PORTSMOUTH, PO3 5FZ



**£185,000** Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, first floor flat located in Cambrai Close, Hilsea. Accommodation comprises a 20ft living room/kitchenette, a fitted bathroom and two bedrooms. Added benefits include gas central heating, double glazing throughout and an allocated parking space. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662



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## HARDWOOD FRONT DOOR

## HALLWAY

Doors to bedroom one, bedroom two, bathroom and reception/kitchen, cupboard, double radiator.

## BEDROOM ONE

14' 5" narrowing to 10'11" x 12' 6" narrowing to 8'9" (4.39m x 3.81m)

PVC double glazed window to rear aspect, double radiator, door to walk in wardrobe.

## CUPBOARD

Housing fuse board.

## BATHROOM

Pedestal wash basin, extractor fan, bath with shower, close coupled WC, tiling throughout, lino flooring.

## BEDROOM TWO

9' x 7' 4" (2.74m x 2.24m)

PVC double glazed window to front aspect, double radiator.

## RECEPTION ROOM/KITCHEN

20' 7" max x 16' 5" narrowing to 9' (6.27m x 5m)

PVC double glazed French doors to Juliette balcony, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, cupboard housing wall mounted combination boiler, integral electric oven with gas hob, stainless steel splash back, stainless steel overhead extractor fan, plumbing for washing machine, space for fridge/freezer, tiled flooring, two double radiators.

## AGENTS NOTE

Council Tax Band - B

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





# LEASE INFORMATION:



As of January 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Austen Court Residents Company Limited

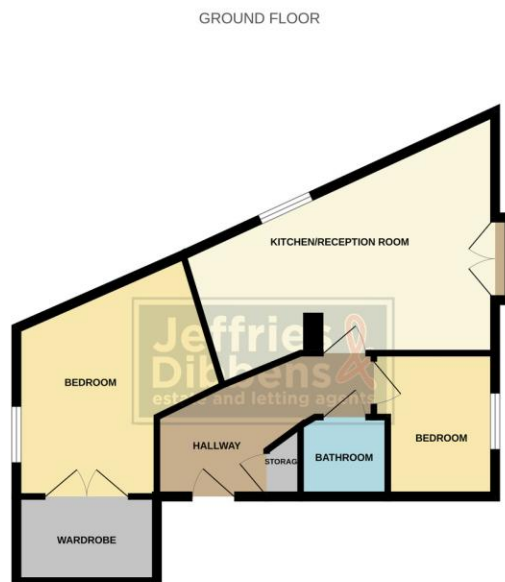
**Balance of Lease:** 120 years remaining

**Service Charges, Maintenance & Insurance Charges:** £123.30 per calendar month

**Are there any pet restrictions:** No

**Are holiday lets/Airbnb lets allowed:** No

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



While every attempt has been made to ensure the accuracy of the floor plan, 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

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## 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