

GROUND FLOOR FLAT 168 TWYFORD AVENUE, PORTSMOUTH, PO2 8JD



£129,995 Leasehold

CASH BUYERS ONLY! Jeffries & Dibbens are pleased to present for sale this one bedroom, first floor flat located in Emsworth Road, North End. Making an excellent first time or investment purchase, this property comes with a selection of benefits. Accommodation comprises a 17ft double bedroom, a 13ft reception room, a family bathroom and a fitted kitchen. Added benefits include gas central heating, double glazing throughout and no onward chain. Contact Jeffries & Dibbens today to book your internal viewing! 02392 661 662.

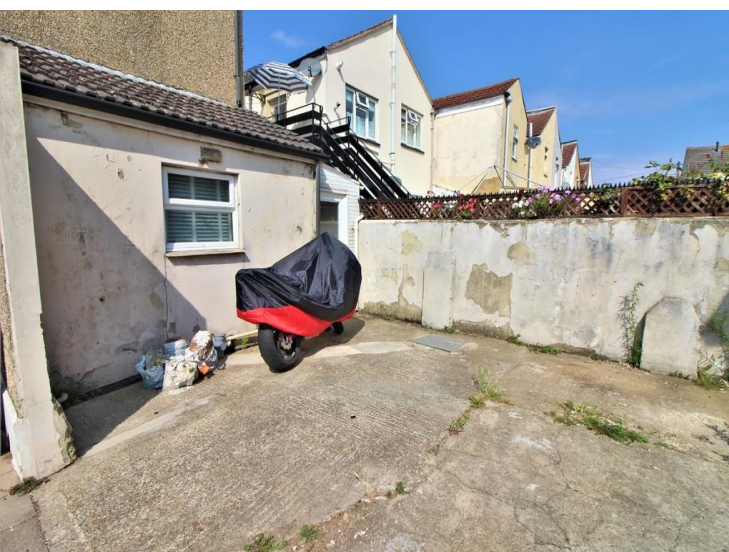


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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH

Door to:-

LOUNGE/DINER

17' 04" narrowing to 10' 06" x 13' 10" narrowing to 9' 05" (5.28m x 4.22m)

PVC double glazed window to front aspect, PVC double glazed window to side aspect, wood laminate flooring, two radiators, built-in cupboard housing electrics, door to:-

HALL

Built-in storage cupboard, door to storage/WC, doors to bedroom and kitchen.

BEDROOM

10' 10" x 9' 06" (3.3m x 2.9m)

Obscure PVC double glazed window to side aspect, radiator.

STORAGE CUPBOARD/WC

Currently used as a storage room however potential to turn back into a WC.

KITCHEN

11' 06" x 9' 08" (3.51m x 2.95m)

Obscure PVC double glazed window to side aspect, glazed window to side aspect, PVC double glazed door to lean-to, modern fitted kitchen comprising range of wall and base level units, 'Quartz Granite' square edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for 'Range' style cooker with extractor hood over, integral dishwasher, space for fridge/freezer, wall mounted cupboard housing 'Vaillant' combination boiler, doorway to lobby.

LOBBY

Wall and base level units with 'Quartz Granite' square edge work surfaces, space and plumbing for washing machine, door to bathroom.

BATHROOM

6' 07" x 6' 02" max (2.01m x 1.88m)

Obscure PVC double glazed window to rear aspect, panelled bath with 'rainfall' style shower over, vanity basin, close coupled WC, chrome heated towel radiator, tiled floor, fully tiled walls.

LEAN TO

12' 04" x 3' 07" (3.76m x 1.09m)

Polycarbonate roof, obscure PVC double glazed door leading to rear.

OUTSIDE

Hardstand to provide off road parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Freeholder: Christopher Glasbey & Richard England (This freeholder is absent)

Balance of Lease: 99 years as of 1988 (65 years remaining)

Ground Rent Charges: £40 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: As and when required

Building Insurance: £420.00 per annum

The asking price of the property reflects the fact the freeholder is absent and the lease is currently at 65 Years.

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



While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their efficiency or condition.
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