

211A NEW ROAD, PORTSMOUTH, PO2 7QU



£117,500 Leasehold

GARDEN & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this one bedroom, ground floor flat located in New Road, Copnor. Accommodation comprises a 12ft reception room, a 13ft double bedroom, a fitted kitchen and a shower room. Added benefits include double glazing and a 13ft private rear garden. Please contact Jeffries & Dibbens today to arrange an internal viewing.

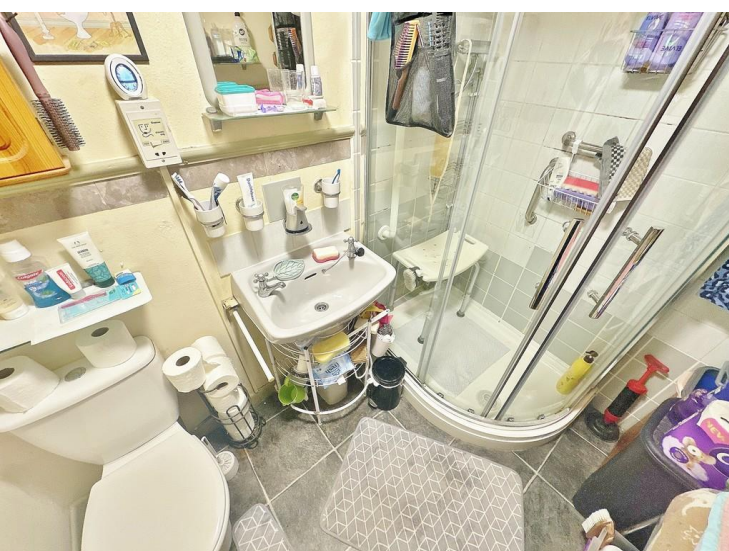


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PVC DOUBLE GLAZED COMMUNAL FRONT DOOR

COMMUNAL HALLWAY

Hardwood front door.

HALLWAY

Doors to reception room, bathroom, kitchen and bedroom.

RECEPTION ROOM

12' 9" x 11' 4" (3.89m x 3.45m)

PVC double glazed window to front aspect, wall mounted electric storage heater.

KITCHEN

8' 9" x 6' 9" (2.67m x 2.06m)

PVC double glazed window to rear aspect, roll top work surfaces, wall and base units, stainless steel sink with drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, tiled to principal areas.

BEDROOM

13' 7" x 9' 11" (4.14m x 3.02m)

PVC double glazed window to rear aspect, wall mounted electric storage heater, PVC double glazed door to garden.

REAR GARDEN

13' 5" x 9' 8" (4.09m x 2.95m)

Mainly concrete with raised decking, wooden storage shed, outside tap.

SHOWER ROOM

Close coupled WC, corner shower cubicle with mains powered shower, pedestal wash basin, tiled to principal areas, extractor fan.

COUNCIL TAX BAND – A

AGENTS NOTE The seller has advised us they have had a dispute with the Freeholder over service charge payments.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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: Mr Gary Hill

Balance of Lease: 65 Years (This will be extended to 155 years upon completion)

Ground Rent Charges: £50 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £500 per annum

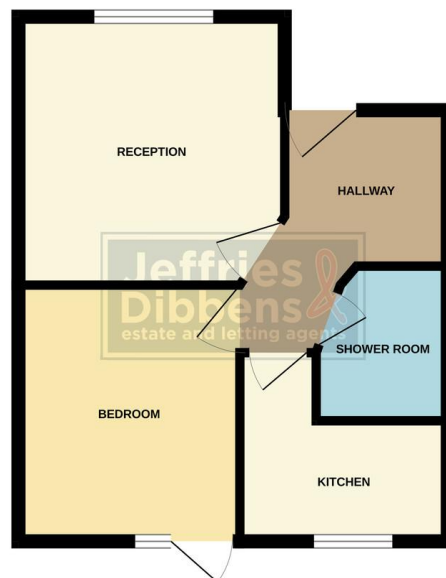
Maintenance /Service Charges Review Period: TBC

Building Insurance: £198 per annum

The owner has advised they will extend the lease on completion subject to an acceptable offer.

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 as to their operability or efficiency can be given.
Made with Metrepro 12/2025

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