

FLAT 19 DOYLE COURT, 443 LONDON ROAD, PORTSMOUTH, PO2 9HP



£177,500 Leasehold

GROUND FLOOR FLAT WITH A GARAGE! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, ground floor flat located in London Road, North End. In addition to two double bedrooms, accommodation comprises a 13ft reception room, a 10ft kitchen and a wet room. Additional benefits include a garage to the rear of the building, double glazing throughout, gas central heating and a communal garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

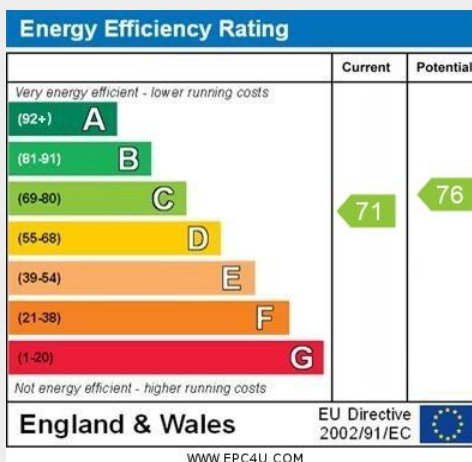
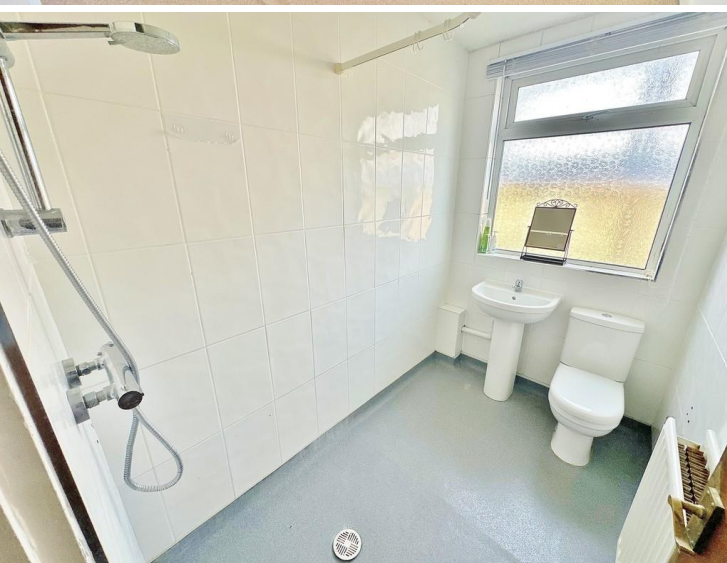


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COMMUNAL ENTRANCE

HARDWOOD FRONT DOOR

HALLWAY

Radiator, built-in cupboard, doors to bedroom, reception room, kitchen and wet room.

BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m)

PVC double glazed window to front aspect, double radiator.

BEDROOM TWO

13' 6" x 7' 11" (4.11m x 2.41m)

PVC double glazed window to rear aspect, radiator.

RECEPTION ROOM ONE

13' 5" x 10' 11" (4.09m x 3.33m)

PVC double glazed window to front aspect, double radiator.

KITCHEN

10' 3" x 7' 0" (3.12m x 2.13m)

PVC double glazed window to rear aspect, range of wall and base level units, roll top work surfaces, integral oven with gas hob & stainless steel overhead extractor, wall mounted 'Worcester' combination boiler, stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, space for fridge/freezer, tiling to principal areas.

WET ROOM

Obscure PVC double glazed window to rear aspect, tiled throughout, close coupled WC, pedestal mounted wash basin, shower, radiator.

GARAGE

16' 1" x 8' 3" (4.9m x 2.51m)

Up & over door.

COUNCIL TAX – Band B



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 77 Years remaining (This will be extended to 999 Years upon completion)

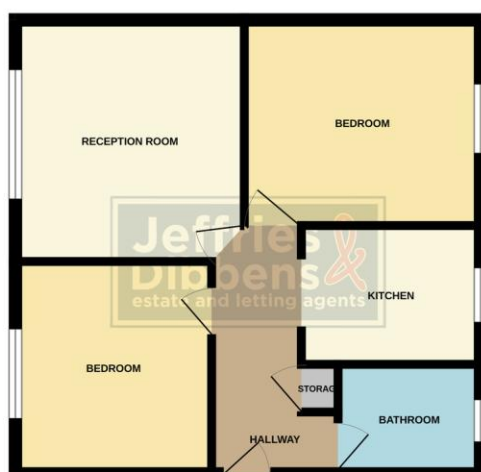
Service/Maintenance/Building Insurance Charges: £1268.45 per annum

Service/Maintenance Charges Review Period: Annually

Any Pet Restrictions: No

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 herein, measurements of doors, windows, rooms 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 be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Mark Webb Marketing CIC

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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