

53 ST MARYS HOUSE ST MARYS ROAD, PORTSMOUTH, PO3 6AB



£145,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are please to offer for sale this one bedroom, ground floor flat located in St Mary's Road, Fratton. The spacious accommodation on offer comprises a 16ft lounge/diner, a 13ft fitted kitchen, a 12ft master bedroom, plus a modern fitted shower room with separate WC. Additional benefits include majority double glazing, electric heating, communal gardens and an allocated off road parking space! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

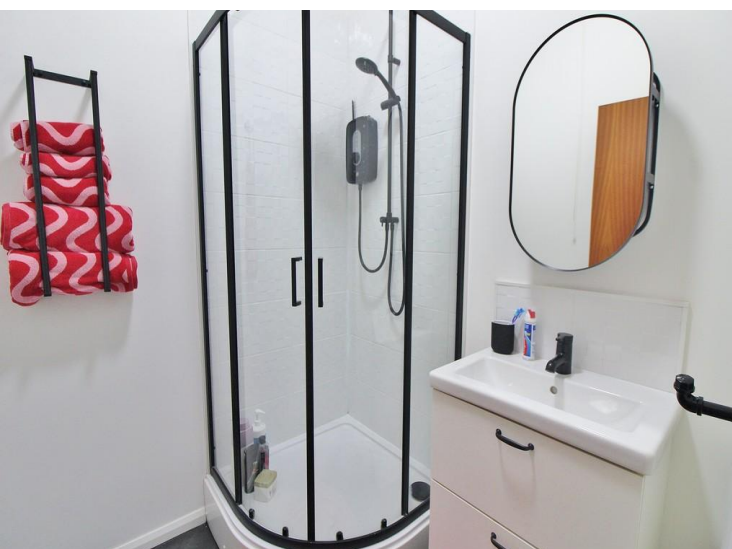


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COMMUNAL DOOR LEADING TO

COMMUNAL ENTRANCE

Personal hardwood front door leading to.

ENTRANCE HALL

Wood laminate flooring, electric meter, fuse box, intercom, doors leading to.

LOUNGE/DINER

16' 5" x 12' 8" (5m x 3.86m)

Double glazed window to front aspect, smart electric heater, double doors leading to.

KITCHEN

13' 8" x 10' 3" (4.17m x 3.12m)

Double glazed window to front aspect, range of fitted wall and base units, roll edge work surfaces, space for electric cooker, fridge/freezer and tumble dryer, plumbing for washing machine, stainless steel sink and drainer unit, double glazed door leading to communal garden.

BEDROOM

12' 10" x 10' 7" (3.91m x 3.23m)

Glazed window to rear aspect, smart electric heater.

SHOWER ROOM

Modern fitted shower suite comprising walk in shower cubicle with electric shower unit, vanity unit, tiled to principal areas, extractor.

WC

Low level WC, tiled to principal areas, extractor.

STORAGE CUPBOARD

Water tank enclosed.

OUTSIDE

One allocated parking space, communal gardens.

COUNCIL TAX BAND - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Managing Agent: Vivid

Balance of Lease: 155 years

Ground Rent, Maintenance & Building Insurance Charges: £244.83 PCM

Maintenance /Service Charges Review Period: Annually

Pets Allowed: Yes

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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
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