

2 CAMBRAI CLOSE, PORTSMOUTH, PO3 5FZ



£185,000 Leasehold

ALLOCATED PARKING! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, first floor flat located in Cambrai Close, Hilsea. The accommodation on offer comprises a 20ft reception room/kitchenette with integrated appliances, a fitted bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and an allocated off road parking space! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



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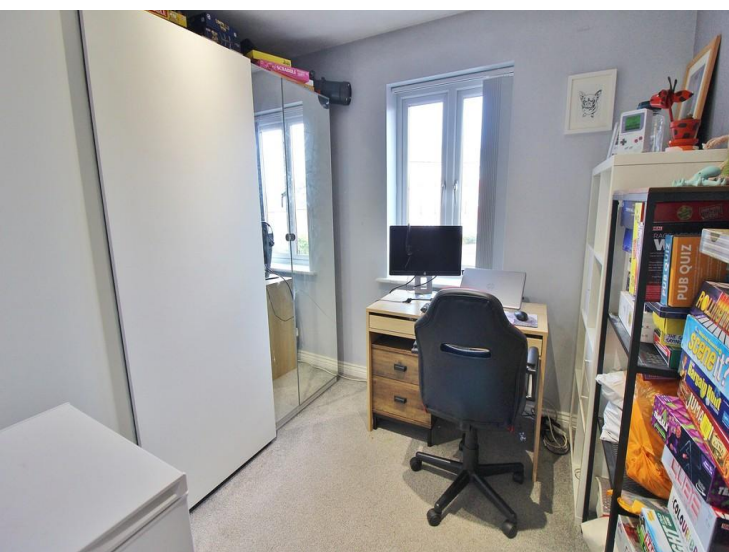
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COMMUNAL ENTRANCE

Stairs to first floor.

FIRST FLOOR LANDING

Front door to:-

HALLWAY

Built-in storage cupboard housing meters, radiator, loft hatch, door to reception room/kitchenette, door to bedroom two, door to bathroom, sliding door to bedroom one, spot lighting.

BEDROOM ONE

12' 09" x 8' 10" (3.89m x 2.69m)

PVC double glazed window to front aspect, radiator.

BEDROOM TWO

8' 11" x 8' 04" (2.72m x 2.54m)

PVC double glazed window to front aspect, radiator, spot lighting.

BATHROOM

Fitted bathroom comprising panelled bath with mains shower over, close coupled WC, pedestal mounted wash basin, towel radiator, tiling to principal areas, extractor.

RECEPTION ROOM/KITCHENETTE

20' 06" narrowing to 8' 09" x 15' 10" narrowing to 8' 02" (6.25m x 4.83m)

PVC double glazed windows to rear & side aspects, PVC double glazed doors to 'Juliet' balcony, two radiators, fitted kitchen comprising range of wall and base level units, roll top work surfaces, matching splash back, stainless steel sink and drainer unit with mixer tap over, integral electric oven with electric hob & extractor hood over, integral fridge/freezer, integral washing machine, spot lights, ceiling extractor, cupboard housing 'Ideal' combination boiler, tiled floor.

OUTSIDE

Allocated off road parking for one vehicle, storage shed, bin storage.

COUNCIL TAX

Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	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

Landlord/Managing Agent: Preim

Balance of Lease: 111 years

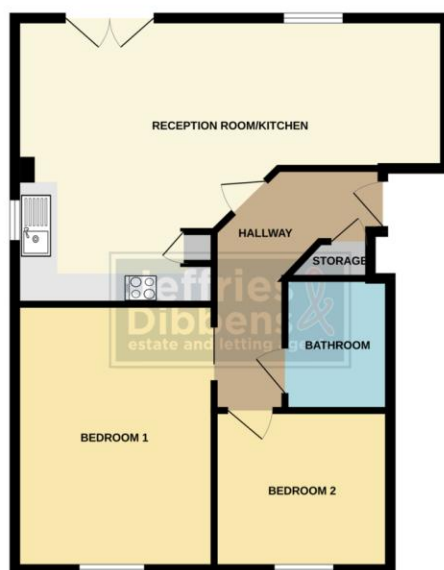
Ground Rent, Maintenance and Buildings Insurance Charges: £125 PCM

Ground Rent, Maintenance and Buildings Insurance Charges Review Period: Annually

Are there 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 rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The vendor, landlord and agent make no representation or guarantee as to the accuracy of the floorplan or the plan shown. Made with Hoxbyplan (2025)

OFFICE ADDRESS

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OFFICE DETAILS

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