

21 NORTHBROOK CLOSE, PORTSMOUTH, PO1 4LR



£148,000 Leasehold

Jeffries & Dibbens are pleased to welcome to the market this first floor flat located in Northbrook Close, Buckland. Well presented throughout, accommodation comprises two double bedrooms, a 17' lounge/diner, a modern fitted kitchen, a fitted bathroom and separate WC. Other benefits include majority double glazing, gas central heating, ample storage throughout and a westerly aspect balcony. We feel this property ideally suited to investors & first time buyers alike, so please contact our Portsmouth branch to arrange an internal viewing, open late! 02392 661 662



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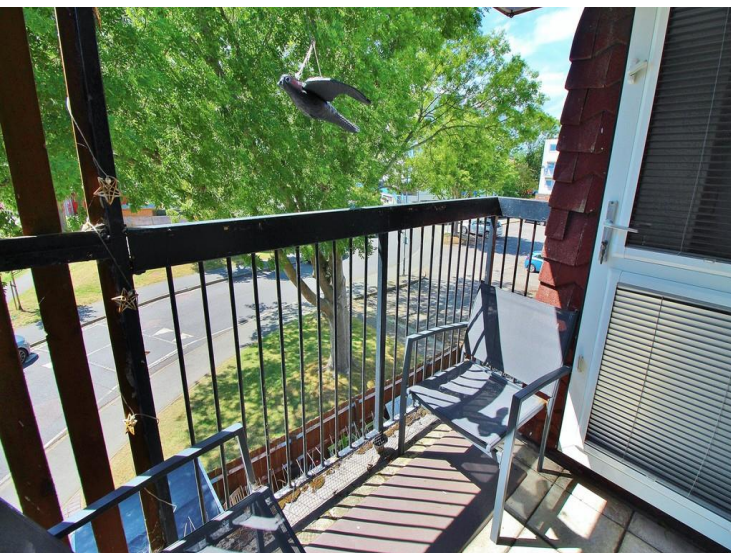
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COMPOSITE DOUBLE GLAZED FRONT DOOR

Leading to.

HALLWAY

Obscure PVC double glazed window to front aspect, radiator, 3 x built in storage cupboards with one housing fuse box, doors to.

LOUNGE

17' 6" x 13' 4" max (5.33m x 4.06m)

Two PVC double glazed windows to rear aspect, radiator, dado rail, serving hatch to kitchen.

KITCHEN

13' 7" x 7' 1" (4.14m x 2.16m)

PVC double glazed window to front aspect, radiator, range of wall and base units with wood laminate effect work surfaces, sink and drainer unit with mixer tap over, space for fridge/freezer, space for cooker with extractor over, space and plumbing for washing machine and dishwasher, space for tumble dryer, 2 x built in storage cupboards with one housing gas meter, tiled to principle areas.

BEDROOM ONE

14' 6" x 7' 11" (4.42m x 2.41m)

PVC double glazed window to rear aspect, PVC double glazed door to rear aspect leading to balcony, radiator.

BALCONY

8' 9" x 4' 10" (2.67m x 1.47m)

West facing, laid to patio.

BEDROOM TWO

13' 9" x 8' 3" (4.19m x 2.51m)

PVC double glazed window to rear aspect, radiator.

BATHROOM

Obscure PVC double glazed window to front aspect, radiator, panel enclosed bath with mixer tap and shower over, vanity unit, tiled to principal areas, extractor.

WC

Obscure single glazed window to front aspect, low level WC.

AGENTS NOTE

Allocated parking spaces are available to rent in this area via Portsmouth City Council. The Vendor of this property currently rents a parking space, although this is not transferable to the new owner. Please enquire with Portsmouth City Council directly for more information.

COUNCIL TAX BAND - A



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council

Balance of Lease: 103 years approx.

Ground Rent Charges: £10 per annum

Maintenance and Building Insurance Charges: £203.16 per month

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 effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, window, 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 a guide only. 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

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