

TOP FLOOR FLAT 42 ANGERSTEIN ROAD, PORTSMOUTH, PO2 8HN



£125,000 Leasehold

NO FORWARD CHAIN! Located in Angerstein Road, North End, this first floor flat is available for sale with Jeffries & Dibbens. Accommodation comprises a 12' bedroom in addition to the two reception rooms the largest of which measures an impressive 15' x 13'. The property also offers a modern-fitted bathroom and kitchen, gas central heating and full double glazing. Contact our Portsmouth branch today for more information. 023 92 661 662.

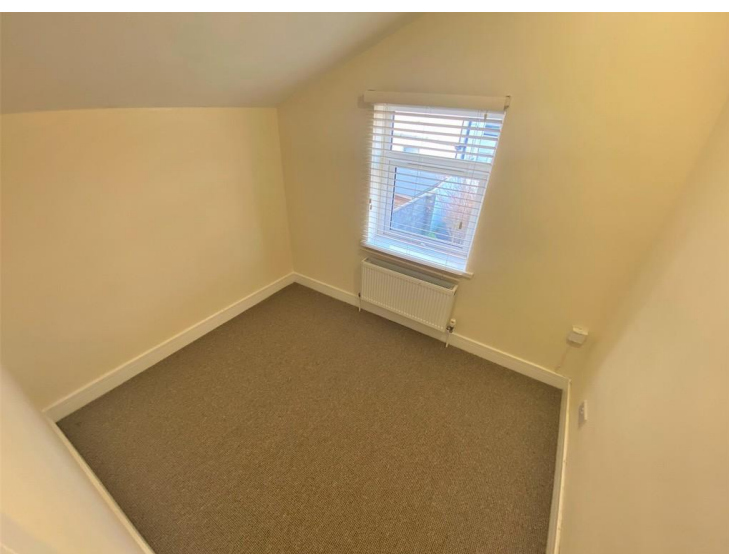
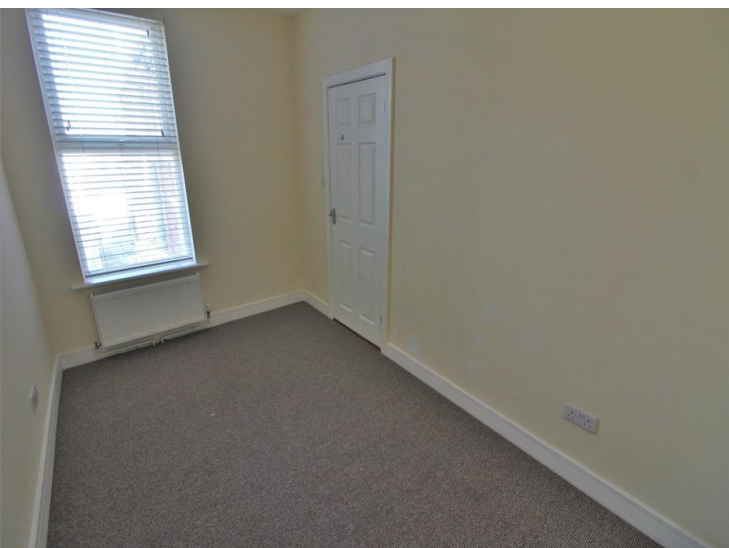


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

HARDWOOD FRONT DOOR

Stairs to first floor, leading to.

HALLWAY

Double radiator, laminate wooden flooring, door to reception room one, bedroom, bathroom and kitchen.

RECEPTION ROOM ONE

15' 3" into bay x 13' 9" (4.65m x 4.19m)

PVC double glazed bay window to front aspect, double radiator, laminate wooden flooring, built in storage cupboard.

BEDROOM

12' 10" x 7' 5" (3.91m x 2.26m)

PVC double glazed window to rear aspect, double radiator.

BATHROOM

Obscure PVC double glazed window to side aspect, three piece bathroom suite comprising panel enclosed bath and shower over, close coupled WC, pedestal basin, stainless steel towel radiator, fully tiled, vinyl flooring, extractor.

KITCHEN

12' 6" x 8' 8" (3.81m x 2.64m)

PVC double glazed window to side aspect, double glazed velux window to side aspect, range of wall and base units, straight edge work surfaces, tiled splash back, stainless steel electric oven, stainless steel gas hob and stainless steel extractor over, plumbing for washing machine, wall mounted 'Vaillant' combination boiler, radiator.

RECEPTION ROOM TWO

8' 8" x 6' 10" (2.64m x 2.08m)

PVC double glazed window to rear aspect, double radiator.

AGENTS NOTE

Council Tax Band A



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: London & Capital Housing LTD (Mark Burger)

Balance of Lease: 99 years as of 1st February 2015

Ground Rent Charges: £150.00 per annum

Maintenance/Service Charges: split 50/50 with ground floor flat as and when required

Building Insurance: £250.00 per annum

Pets Allowed: Yes

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



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