

2C WALBERANT BUILDINGS, COPNOR ROAD, PORTSMOUTH, PO3 5LB



£174,995 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present to the market this substantial ground floor flat, located in Walberant Buildings, Hilsea. The property boasts two double bedrooms, a 14' x 13' reception room, a 10' fitted kitchen and a fitted bathroom. Additional features include gas central heating, full double glazing, a communal garden and communal allocated parking. Arrange your internal inspection today by contacting Jeffries & Dibbens as sole agents. 023 92 661 662



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

HARDWOOD FRONT DOOR

HALLWAY

Double radiator, laminate wooden flooring, spotlighting, doors to all rooms.

BATHROOM

Obscure PVC double glazed window to side aspect, radiator, three piece bathroom suite comprising panel bath and rainfall effect shower over, pedestal basin, close coupled WC, laminate wooden flooring, extractor, tiled to principal areas, spotlighting.

KITCHEN

10' 10" x 7' 10" (3.3m x 2.39m)

Three PVC double glazed windows to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel gas hob and electric oven, wall mounted combination boiler, tiled to principal areas, spotlighting, laminate wooden flooring.

BEDROOM ONE

14' 1" x 14' (4.29m x 4.27m)

Two PVC double glazed windows to rear aspect, double radiator, laminate wooden flooring, spotlighting.

RECEPTION ROOM

14' 1" x 13' 9" (4.29m x 4.19m)

PVC double glazed window to front aspect, double radiator, laminate wooden flooring, spotlighting.

BEDROOM TWO

13' 11" x 10' 7" (4.24m x 3.23m)

PVC double glazed window to side aspect, double radiator, laminate wooden flooring, spotlighting.

OUTSIDE

COMMUNAL GARDEN

COMMUNAL ALLOCATED PARKING

First come first served basis.

AGENTS NOTE Council Tax Band - A



LEASE INFORMATION:



As of October 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Managing Agent: GD3

Balance of Lease: 150 years from 2015

Ground Rent Charges: £200 per annum

Ground Rent Review Period: TBC

Maintenance & Building Insurance Charges: £109 PCM

Maintenance /Service Charges Review Period: TBC

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 here, measurements of doors, windows, rooms 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 not be used as such for 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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