

FLAT 45 RUDMORE COURT SIMPSON ROAD, PORTSMOUTH, PO2 8EH



£95,000 Leasehold

Jeffries & Dibbens are delighted to present for sale this one bedroom, first floor retirement flat available for people aged 60 & over. Situated within The Old Vicarage at Rudmore Court, Stamshaw, this property also includes a residents' lounge, a laundry room, communal gardens and a lift. The accommodation on offer comprises a 14ft bedroom, a 14ft reception room, a modern fitted kitchen and a modern fitted shower room. Additional benefits include electric heating, secondary glazing and fitted storage. The property also boasts a residence/building manager and emergency pull cord system. Contact us today for more information. 02392 661 662

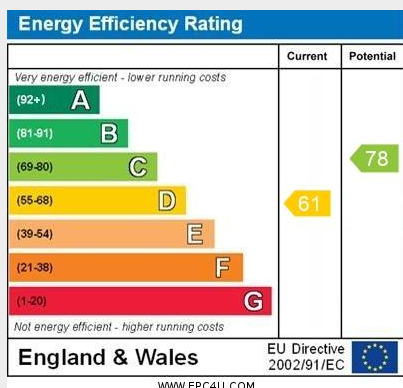


jdea.co.uk

f @JeffriesAndDibbens

t JeffriesDibbens

o @JeffriesAndDibbens



COMMUNAL ENTRANCE

Stairs to all floors.

FIRST FLOOR LANDING

Hardwood front door to:

HALLWAY

Doors to all rooms.

RECEPTION ROOM

14' 11" x 13' 10" (4.55m x 4.22m)

Windows to rear aspect with secondary glazing, wall mounted electric heater.

BEDROOM

14' 10" narrowing to 12' 11" x 12' 4" (4.52m x 3.76m)

Window to rear aspect with secondary glazing, fitted mirrored wardrobes, wall mounted electric heater,

KITCHEN

10' 0" x 5' 10" (3.05m x 1.78m)

Two windows to side aspect, range of wall and base level units, roll top work surfaces, space for fridge/freezer, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integral oven, integral induction hob, tiling to principal areas, vinyl flooring, wall mounted electric heater.

AIRING CUPBOARD

Electric meters & fuse board.

BATHROOM

Window to side aspect with secondary glazing, electric heated towel rail, close coupled WC, vanity unit, walk-in shower cubicle, tiling to principal areas.



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack

Balance of Lease: 61 years (please see below)

Ground Rent Charges: £163.75 paid twice a year

Ground Rent Review Period: TBC

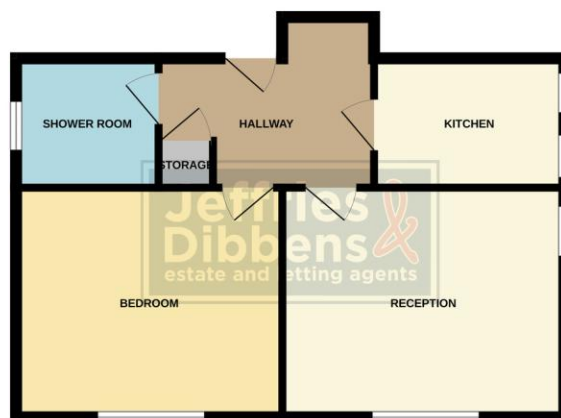
Maintenance/Service Charges: £226.55 per month

Building Insurance: Included in maintenance charge

The vendor is prepared to consider an offer reflecting the current lease balance or, alternatively, to extend the lease. For more information, please enquire.

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The vendor, vendor and agent accept no liability for any errors or omissions. Plans and drawings 10/2025

OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk

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