



£95,000 Leasehold

**** INVESTMENT BUYERS ONLY **** STUDIO APARTMENT WITH NO FORWARD CHAIN! This well presented studio apartment offering light and spacious accommodation can be found along Campbell Road, Southsea. The property is well positioned with easy access to an abundance of local amenities like Fratton Train station and the hub of Albert Road! The home itself comprises; 16ft x 15ft (approx.) living/bedroom/kitchen and fitted shower room. Tenant in situ paying £660 pcm (ask in branch for further details). Further benefits include double glazing and a long lease. Please call Jeffries & Dibbens for more details or to arrange your viewing.



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COMMUNAL ENTRANCE

Composite front door to communal areas, stairs to all floors, security intercom system.

FRONT DOOR

Into:-

KITCHEN/LIVING/BEDROOM AREA

16' 11" x 15' 9" (5.16m x 4.82m)

Two double glazed windows to front aspect, carpeted, wall mounted electric heater, space for bed, range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, built-in electric oven with electric hob, space for fridge, tiled to principal areas and vinyl flooring, door to bathroom.



BATHROOM

5' 0" x 4' 7" (1.54m x 1.40m)

Walk-in shower cubicle with electric shower unit, low level WC, vanity unit with wash basin, tiled to principal areas and laminate flooring.



AGENTS NOTE:

COUNCIL TAX

Band A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Cosgroves Block Management.

Balance of Lease: 110 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

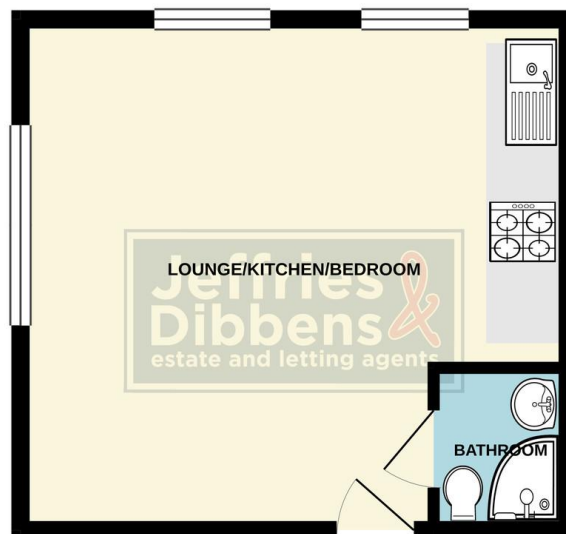
Maintenance/Service Charges: £1,500 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within service charge.

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

GROUND FLOOR



Whilst 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 illustration purposes only and should be used as such by 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.
Made with floorplan 1/2023

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