



£159,995 Share of Freehold

CALLING ALL INVESTORS! Excellent investment opportunity. A shared freehold semi-basement flat with allocated off road parking currently arranged as a one bedroom flat and separate studio flat. Both units are currently let on separate AST's generating a joint annual income of £15,552. Both units are well-presented throughout, have double glazing, electric heating and washing/cooking facilities. Situated along Victoria Road North, Southsea, centrally positioned with great access to Albert Road, the beach and links out of the city. Contact our Southsea branch for more information and to book an internal viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

PRIVATE ENTRANCE

Steps down, door to:-

HALLWAY

23' 2" x 4' 9" (7.08m x 1.46m)

Carpeted, doors to back flat and front studio.

REAR FLAT:

BEDROOM

7' 10" x 13' 8" (2.41m x 4.17m)

Dual aspect double glazed windows, electric heater, carpeted, door to:-

LOUNGE/KITCHEN

11' 2" at widest point x 13' 6" (3.41m x 4.14m)

Double glazed window to side elevation, electric heater, carpeted, base level units incorporating work surfaces, stainless steel sink and drainer unit, double electric hob, space for under counter fridge, tiled to principal areas and vinyl flooring, door to:-

SHOWER ROOM

3' 4" x 5' 8" (1.03m x 1.74m)

Shower cubicle with shower, wall mounted wash basin, close coupled WC, fully tiled walls.

FRONT STUDIO:

HALLWAY

10' 5" x 3' 5" (3.19m x 1.06m)

Doors to all rooms, carpeted.

LOUNGE/BEDROOM

17' 1" into bay x 12' 9" into recess (5.21m x 3.89m)

Double glazed bay window to front elevation, electric heater, carpeted.

KITCHEN/DINER

19' 7" x 4' 11" (5.97m x 1.52m)

Double glazed window to side elevation, range of base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for tall fridge/freezer, tiled to principal areas and vinyl flooring, ample room for dining table and chairs.

SHOWER ROOM

6' 10" x 9' 10" (2.10m x 3.01m)

Shower cubicle with shower, close coupled WC, pedestal mounted wash basin, tiled to principal areas and tiled flooring, domestic hot water cylinder.

PARKING

One allocated off road parking space.



LEASE INFORMATION:



As of July 2022, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: 22 Victoria Road North

Balance of Lease: 966 years remaining (999 years from 25/03/1990)

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £500

Maintenance /Service Charges Review Period: None planned

Building Insurance: Included in Maintenance/Service Charge

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

SEMI-BASEMENT FLAT



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 mis-statement. This plan is for illustrative 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.
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