

# JUSTFLATS

FLAT 1, 66 CAMPBELL ROAD, SOUTHSEA, HAMPSHIRE, PO5 1RW

### £95,000 Leasehold

CENTRALLY LOC ATED STUDIO APARTMENT - INVESTMENT BUYERS ONLY! This well-presented studio apartment is located along Campbell Road, Southsea with a tenant in-situ paying £675 pcm. Situated in the heart of Southsea with a host of amenities all within walking distance including; an array of bars and restaurants on Albert Road, Palmerston Road and Fratton Railway Station. The accommodation offers an 18ft x 14ft (approx.) living/bedroom/kitchen and fitted shower room. Other benefits include security intercom system and no forward chain. Contact our Southsea office to arrange your viewing today!



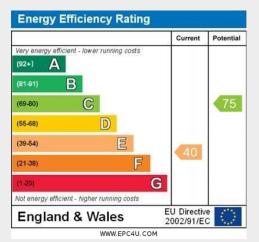
**f** @JeffriesAndDibbens

() @JeffriesAndDibbens









#### **COMMUNAL ENTRANCE**

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

FRONT DOOR

Into:-

**KITCHEN/LOUNGE/BEDROOM AREA** 18' 3" x 14' 4" (5.58m x 4.38m)

### **KITCHEN AREA**

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and electric hob, space for fridge, tiled to principal areas and vinyl flooring, door to bathroom.

#### LOUNGE AREA

Single glazed window to front elevation, carpeted, space for seating and dining.

#### **BEDROOM AREA**

Space for bed and wardrobe, carpeted.

#### BATHROOM

4' 4" x 7' 0" (1.34m x 2.14m) Walk-in shower cubicle with wall mounted electric shower, low level WC, vanity unit with wash basin, tiled to principal areas and laminate flooring.

**AGENTS NOTE:** 

COUNCIL TAX Band A



## **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: 109 years as of 22/08/2022.

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 in the service charge.

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



SECOND FLOOR 253 sq.ft. (23.5 sq.m.) approx.

TOTAL FLOOR AREA: 253 sq.ft. (23.5 sq.m.) approx. White every attempt has been made to ensure the accuracy of the torspin contained here, measurements of close, and the statement of the plan in the instance purposes of yeal dhoud be used as such year prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability of clinicity can be given.

**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

