

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



**£95,000** Leasehold

CENTRALLY LOCATED 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!



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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:** 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.  
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 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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