

# GROUND FLOOR FLAT 62A VICTORIA ROAD NORTH, SOUTHSEA, PO5 1QA



# £137,000 Leasehold

ONE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE & NO FORWARD CHAIN! A well-presented apartment which can be found in the popular Southsea location of Victoria Road North, ideally positioned with Fratton Train Station, Albert Road and Portsmouth University all within walking distance. The accommodation on offer provides, new fitted shower room, modern kitchen with solid wood work surfaces, double bedroom with built-in cupboard and spacious living room. There is a small garden area located to front of the property. Further benefits include a private entrance, double glazing, gas central heating and NO FORWARD CHAIN. We highly advise an internal viewing as we feel this would make an ideal first time buy or investment purchase.





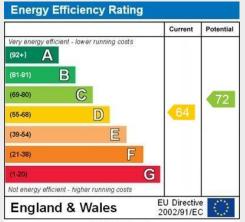












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### PRIVATE ENTRANCE

Composite front door leading into:-

### LOUNGE

17' 1" x 15' 7" at widest point (5.21m x 4.77m) Double glazed bay window to front elevation, meter cupboard housing electric meter and consumer unit, radiator, fully carpeted, door to lobby, through to:-

#### **KITCHEN**

6' 2" x 7' 1" excluding fridge recess (1.90m x 2.18m)

Modern fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, butler sink with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer with fridge over (or tall fridge/freezer), tiled splash-back above oven and tiled flooring.

#### **LOBBY**

4' 7" x 3' 6" (1.42m x 1.07m)

Doors to shower room and bedroom, carpeted.

#### **BEDROOM**

18' 9" x 8' 3" at widest point (5.72m x 2.52m) Double glazed bay window to front elevation, double glazed window to side elevation, radiator, fully carpeted, built-in cupboard.

### **SHOWER ROOM**

5' 8" x 6' 4" (1.74m x 1.94m)

Recently decorated room comprising close coupled WC, wash basin in vanity unit with mixer tap, wet-room style shower with thermostatic shower mixer, heated towel radiator, tiled to principal areas, extractor fan

### **OUTSIDE:**

Small garden area located at the front of the property (adjacent to bedroom window).

#### NB:

Can be sold furnished, ask in branch for further details.

### **AGENTS NOTE:**

# **COUNCIL TAX**

Band A.





# **LEASE INFORMATION:**

As of September 2023, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 89 years remaining

Ground Rent Charges: £100 per annum (paid in two instalments of £50 every 6 months)

**Ground Rent Review Period: TBC** 

Maintenance/Service Charges: £1,165.08 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: £173.33 per annum

Confirmation of all charges relating to this property should be confirmed by your solicitor

prior to any exchanging of contracts.

**GROUND FLOOR** 



of doors, windows, rooms and any other items are approximate and no responsibility is taken for any enter, crisision or riss-statement. This plan is for illustrative purposes only and should be used as such by any properties purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made view Metropo 45024.

# **OFFICE ADDRESS**

1 Marmion Road, Southsea, Hampshire, PO5 2DT

#### **OFFICE DETAILS**

023 9236 1111 southsea@jeffries.co.uk www.jdea.co.uk

Lease Check

**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