

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.

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>		
(55-68)	<b>D</b>	64	72
(39-54)	<b>E</b>		
(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 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



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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## OFFICE ADDRESS

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## OFFICE DETAILS

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