



**JUSTFLATS**

**FLAT 10 HEREFORD HOUSE  
12-14 HEREFORD ROAD,  
SOUTHSEA,  
PO5 2DH**



## **£150,000** Share of Freehold

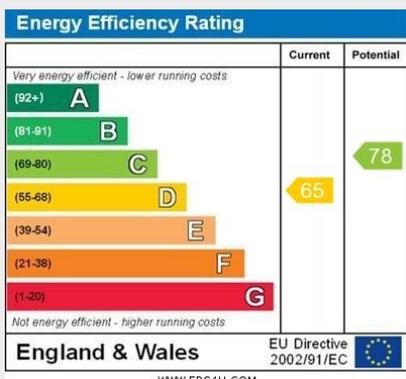
ONE BEDROOM FLAT WITH NO FORWARD CHAIN & A SHARE OF FREEHOLD! A lovely example of a recently renovated flat which can be found along Hereford Road, Southsea. Offered with no forward chain, the internal accommodation briefly comprises; entrance hallway, fitted bathroom suite, double bedroom, living room and newly fitted kitchen. Situated in the heart of Southsea with an array of bars and restaurants along Albert Road, Palmerston Road shopping area and the seafront all nearby. Additional benefits include gas central heating, newly fitted double glazing and residents first come, first serve parking. We feel that this property is an ideal first time buy or investment purchase so please call the Southsea office to arrange your internal viewing.



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### COMMUNAL FRONT DOOR

Security entry phone system.

### COMMUNAL HALL

Stairs to first floor, door to flat 10.

### FRONT DOOR

Leading to:-

### HALLWAY

Doors to all rooms, carpet, radiator, security entry phone system, loft access.

### BATHROOM

6' 2" x 6' 2" (1.89m x 1.88m)

Panel enclosed bath with central taps with wall mounted shower attachment over, low level WC, pedestal mounted wash basin, tiled to principal areas and vinyl flooring, skylight.

### LOUNGE

12' 7" x 9' 7" (3.85m x 2.93m)

New double glazed window to side elevation, radiator, carpet, opening to:-

### KITCHEN

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 hob and electric oven with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, double glazed window to side elevation.

### BEDROOM

12' 11" x 8' 6" (3.95m x 2.61m)

Double glazed window to rear elevation, radiator, carpet.

### OUTSIDE

Residents' parking on a first come, first serve basis.

### 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:** Share of Freehold (Vendor currently in the process of purchasing a share of the freehold)

**Landlord/Managing Agent:** Beals Property Management

**Balance of Lease:** 64 years remaining

**Ground Rent Charges:** £100 (will revert to Peppercorn rent once share of freehold purchased)

**Ground Rent Review Period:** N/A

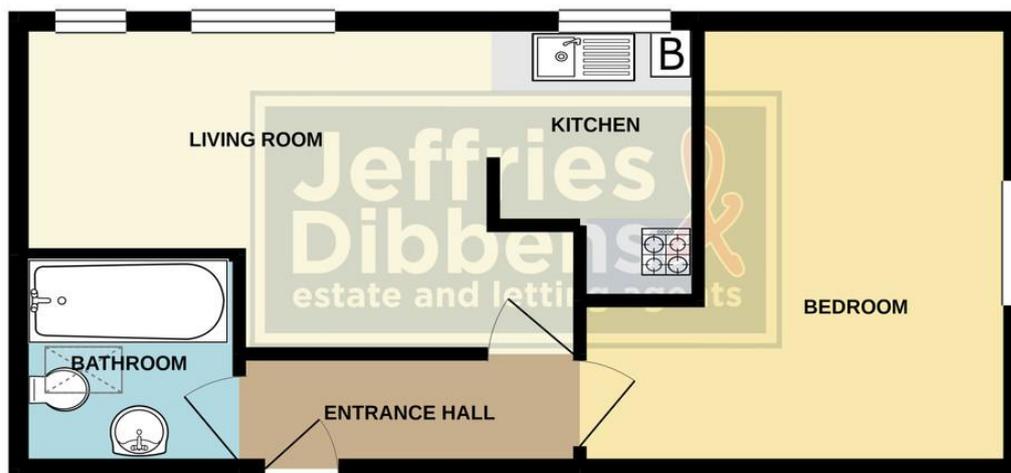
**Maintenance/Service Charges:** £1,200 per annum

**Maintenance /Service Charges Review Period:** Annually

**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.

## 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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