

18 THE RELDAS OYSTER STREET, OLD PORTSMOUTH, PO1 2JB



£205,000 Leasehold

ONE BEDROOM APARTMENT WITHIN A DESIRABLE LOCATION! Situated within the enviable location of Old Portsmouth, this one bedroom apartment has a stunning outlook over Portsmouth Cathedral. Oyster Street is set within Conservation Area (No. 4) and a short stroll of Spice Island, The Hot Walls and Gunwharf Quays. Located on the second floor, the apartment briefly comprises; entrance hallway with large cupboard, bright and spacious living room, fitted kitchen, modern fitted shower room and double bedroom with built-in wardrobe and views of the sea. Double glazing and gas central heating complete the appeal for this lovely home. An internal viewing is highly advised to appreciate the location and accommodation on offer.





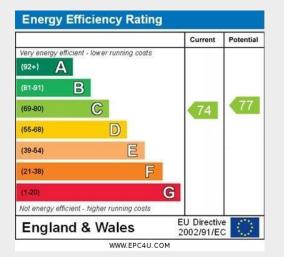












COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALLWAY

Stairs to all floors, door to No. 18.

HALLWAY

Doors to all rooms, overhead storage cupboard, large cupboard with shelving, carpet throughout.

KITCHEN

8' 4" x 8' 3" (2.55m x 2.53m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, ceramic one and a half bowl sink and drainer unit with mixer tap, electric oven, five ring gas burner hob, wall mounted boiler, space and plumbing for dishwasher, space for under counter fridge/freezer, double glazed window to rear elevation.

LIVING ROOM

18' 0" x 10' 5" (5.49m x 3.19m)

Double glazed window to front elevation with views of Portsmouth Cathedral, radiator, carpet throughout.

SHOWER ROOM

8' 2" x 6' 2" (2.49m x 1.88m)

Fitted shower room comprising walk-in shower cubicle with thermostatic shower, wall mounted hand basin, low level WC, towel rail radiator, spaces and plumbing for washing machine and tumble dryer, tiled to principal areas, double glazed obscure window to rear elevation.

BEDROOM

12' 11" x 8' 2" (3.94m x 2.51m)

Double glazed window to rear elevation with sea views, built-in wardrobe, radiator, carpet throughout.

AGENTS NOTE:

COUNCIL TAX

Band B.





LEASE INFORMATION:

As of 26/09/2023, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: LSH Group Ltd

Balance of Lease: 140 years remaining Ground Rent Charges: £150 per annum Ground Rent Review Period: June 2032

Maintenance/Service Charges: £1913.44 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.

SECOND FLOOR



writes every statement need make of every time and the statement of doors, windows, rooms and any other tens are exponsitioned and no responsibility to time for any error omission or mis-statement. This plan is for fluorable typeopocies only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.

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OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire, PO5 2DT

OFFICE DETAILS

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

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

