

18 BRANDON COURT
LAWRENCE ROAD, SOUTHSEA,
HAMPSHIRE, PO5 1PF



£199,995 Share of Freehold

TWO BEDROOM WITH OFF ROAD PARKING! A Grade II Listed development that forms part of the iconic Brandon Court. Converted in the 1980's, having previously served as a convent and a school before its conversion, this imposing building offers something different from the norm. Situated perfectly for access to the bustling Albert Road and close to the amenities of Marmion and Palmerston Road. Located on the second floor of the building, the well-presented accommodation provides a lovely fitted kitchen, living room with exposed staircase, fitted bathroom suite and second bedroom with the main bedroom on the upper floor. An allocated parking space with additional visitor parking can be found to the rear of the block. We feel this home is a must view, so an early viewing is highly recommended.



COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs and lift access to all floors, door to Flat 18.

HALLWAY

Doors to all rooms, overhead cupboard.

BATHROOM

6' 11" x 5' 8" (2.13m x 1.73m)

Panel enclosed bath, electric shower, pedestal mounted wash basin, low level WC, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM TWO

13' 3" x 7' 1" (4.04m x 2.16m)

Skylight window to front elevation, laminate flooring, cupboard housing hot water cylinder.

LOUNGE

13' 3" x 10' 10" (4.04m x 3.31m)

Sash windows to front elevation, laminate flooring, contemporary electric radiator, stairs to bedroom one, opening to:-



KITCHEN

6' 11" x 8' 5" (2.12m x 2.59m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, ceramic one and a half bowl sink with drainer unit and mixer tap, electric oven, electric hob, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas and laminate flooring.

BEDROOM ONE

9' 0" x 18' 0" (2.75m x 5.50m)

Skylight windows to rear elevation, carpeted, eaves storage, built-in wardrobes.



OUTSIDE:

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band A.





LEASE INFORMATION:



As of 02/10/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Cosgroves.

Balance of Lease: Imminent extension to 995 years

Ground Rent Charges: Included in Maintenance/Service charges

Ground Rent Review Period: N/A

Maintenance/Service Charges: £2400 per annum

Maintenance /Service Charges Review Period: Annually at AGM

Building Insurance: Included in Maintenance/Service charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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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