



JUSTFLATS

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



£236,000 Share of Freehold

TWO BEDROOM APARTMENT WITH GARAGE, OFF ROAD PARKING & SHARE OF FREEHOLD! - A well-presented two bedroom second floor apartment situated within this award-winning, beautifully characteristic converted convent. The spacious accommodation of this Grade II Listed building offers, entrance hall leading to hallway, split-level lounge/dining room with exposed roof struts, modern fitted kitchen, bathroom, laundry room, additional hallway with second entrance/exit and two double bedrooms. Benefits include a garage, allocated off road parking and share of freehold. Viewings strictly by appointment only. Contact our Marmion Road branch to book your viewing today!



f @JeffriesAndDibbens

JeffriesDibbens

@JeffriesAndDibbens



ENTRANCE HALL

10' 3" x 5' 2" (3.14m x 1.58m)

Meter cupboard housing electric consumer unit and smart meter, carpeted, door to hallway, security entry phone, telephone point, mains wired smoke/fire detector, archway through to:-

LOUNGE/DINER

18' 0" x 12' 1" (5.51m x 3.70m)

Window to rear elevation, split-level room with exposed roof strut, through to rear hallway, archway to entrance hall, half carpeted and half exposed floorboards.

HALLWAY

13' 6" x 2' 10" (4.13m x 0.88m)

Window to side elevation, carpeted, door to airing cupboard, doors to laundry room and kitchen.

LAUNDRY ROOM

4' 6" x 4' 3" (1.39m x 1.32m)

Window to side elevation, spaces for washing machine and tumble dryer/dishwasher, roll top work surface over.

KITCHEN

11' 6" x 6' 10" (3.53m x 2.10m)

Dual aspect windows, modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob over, integral fridge/freezer, tiled to principal areas and vinyl flooring.

REAR HALLWAY

15' 7" x 3' 0" (4.77m x 0.92m)

Doors to both bedrooms and bathroom, carpeted, access to separate entrance/exit to communal staircase.

BATHROOM

5' 10" x 7' 8" (1.79m x 2.36m)

Modern fitted suite comprising panel enclosed bath with shower attachment, pedestal mounted wash basin, close coupled WC, heated towel rail, tiled to principal areas and vinyl flooring.

BEDROOM ONE

14' 9" x 8' 2" (4.5m x 2.5m)

Window to rear elevation, carpeted, built-in wardrobe, wall mounted electric heater.

BEDROOM TWO

14' 9" x 6' 2" (4.5m x 1.9m)

Window to rear elevation, carpeted, wall mounted electric heater.

OUTSIDE:

GARAGE & OFF ROAD PARKING

16' 3" x 8' 0" (4.96m x 2.45m)

Garage with up and over door and allocated off road parking situated directly in front.

AGENTS NOTE:

COUNCIL TAX

Band A.





LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: Cosgroves

Balance of Lease: 999 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £2,400 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charges.

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.
Made with Metropix ©2022

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