

FLAT 1 HAVELOCK MANSIONS
HAVELOCK ROAD, SOUTHSEA,
PO5 1RX



£300,000 Leasehold

THREE BEDROOM GROUND FLOOR APARTMENT WITH PARKING AND GARAGE! A rarely available ground floor three bedroom property which offers generously proportioned rooms throughout, private entrance door and adjacent garage with parking in front. Offered for sale with vacant possession and no chain, we feel this would make an ideal home for someone who is downsizing. Located in the sought-after Havelock Road, comprising an eclectic mix of houses, being only one of six in this characterful purpose-built mansion block and situated within close proximity to local amenities and the main shopping area of Palmerston Road and Fratton train station. The accommodation on offer comprises; three bedrooms, a spacious lounge with picture bay window, fitted kitchen and a modern fitted shower room with separate WC. Benefits include double glazing, gas central heating via combination boiler and a long lease. We strongly advise an internal viewing.

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COMMUNAL ENTRANCE

Communal front door to:-

COMMUNAL HALLWAY

Stairs to all floors, door to Flat 1.

ENTRANCE HALL

Double glazed window to side elevation, doors to all rooms, partial laminate flooring and partial carpet, storage cupboards.

BEDROOM THREE/DINING ROOM

10' 11" x 9' 11" (3.33m x 3.03m)

Dual aspect double glazed windows, carpet throughout, radiator.

LOUNGE

17' 7" into bay x 10' 11" (5.36m x 3.34m)

Double glazed bay window to front elevation, radiator, feature fireplace, carpet throughout.

KITCHEN

10' 0" x 13' 5" (3.05m x 4.10m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, one and a half bowl sink and drainer unit with mixer tap, gas hob with cooker hood over, electric oven, space and plumbing for washing machine, integral fridge/freezer, wall mounted boiler, laminate flooring, breakfast bar, double glazed window to side elevation, larder cupboard, double glazed door to driveway.

BEDROOM TWO

10' 5" x 7' 10" (3.18m x 2.41m)

Double glazed window to rear elevation, carpet throughout, radiator.

BEDROOM ONE

10' 5" x 12' 11" (3.20m x 3.96m)

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

WC

Low level WC, wall mounted hand basin, double glazed window to side elevation, tiled flooring.

SHOWER ROOM

10' 5" x 12' 11" (3.20m x 3.96m)

Fitted shower room comprising walk-in shower cubicle with thermostatic shower unit and rainfall shower head, low level WC, wall mounted hand basin, tiled flooring, double glazed window to side elevation, storage cupboard, tiled flooring.

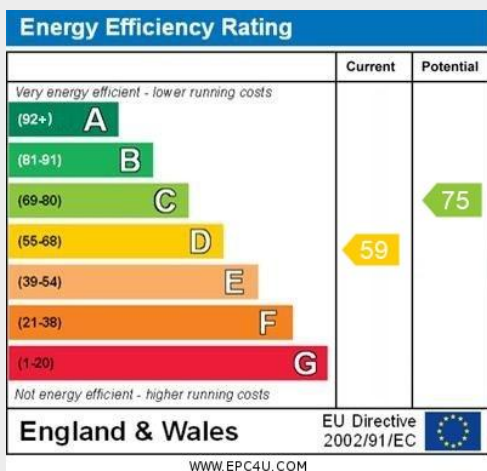
EXTERNAL

Mature and well maintained communal gardens to the front and rear. Alongside of number 1 is a driveway leading to a garage with additional car parking provision. There is a cold water tap to the front of the garage. There are both a planted bed and small paved area housing a bench which are readily accessed from the front door.

AGENTS NOTE:

COUNCIL TAX

Band C.





LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 137 years remaining (extended on 08.02.2015 to 145 years & 7 months).

Ground Rent Charges: £25 per annum.

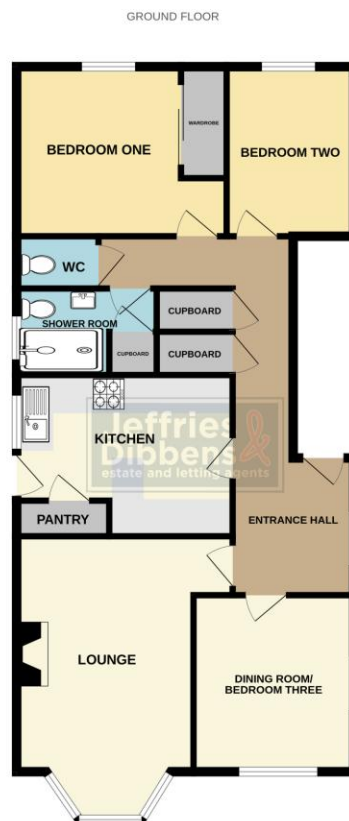
Ground Rent Review Period: Every 33 years.

Maintenance/Service Charges: £1,177.03 per annum (for period to 31.03.2024).

Maintenance/Service Charges Review Period: March 2024.

Building Insurance: Included in maintenance/service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to exchange 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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