



£279,000 Share of Freehold

INVESTMENT BUYERS! An excellent student property in the heart of Southsea just off Albert Road. Situated along Albert Grove, within a former semi-detached property, is this five bedroom HMO conversion. The property, which is currently let to five students (until July 2024), generates £1,905 pcm so offers a great yield. In addition to the five rentable bedrooms, the property also comprises a 20ft x 10ft (approx.) lounge/kitchen, shower room and separate WC. Benefits include a share of freehold, double glazing and electric heating. View early to avoid disappointment! Call us today arrange your internal viewing. NB: There is also the option to purchase the whole building which includes another shared freehold flat. Ask in office for further details.



COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Stairs to first floor, door to Top Flat.

HALLWAY

Doors to all rooms, carpeted.

LOUNGE/KITCHEN

20' 5" into bay x 10' 6" into recess (6.23m x 3.22m)
Double glazed bay window to front elevation, electric heater, carpeted, range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, tiled to principal areas and vinyl flooring.

BEDROOM ONE

10' 4" at widest point x 10' 9" (3.15m x 3.30m)
Double glazed window to rear elevation, electric heater, built-in storage cupboard, carpeted.

BEDROOM TWO

6' 11" x 12' 0" (2.11m x 3.66m)
Double glazed window to rear elevation, electric heater, carpeted.

WC

3' 1" x 6' 1" (0.95m x 1.86m)
Obscure double glazed window to side elevation, close coupled WC, wall mounted basin, fully tiled walls and tiled flooring.

SHOWER ROOM

3' 1" x 6' 1" (0.95m x 1.86m)
Obscure double glazed window to side elevation, quadrant shower cubicle with shower, wall mounted wash basin, fully tiled walls and tiled flooring.

BEDROOM FIVE

13' 8" x 6' 0" (4.17m x 1.85m)
Double glazed window to front elevation, electric heater, carpeted.

FIRST FLOOR LANDING

Carpeted, doors to both bedrooms.

BEDROOM THREE

6' 11" x 12' 1" (2.11m x 3.69m)
Double glazed window to rear elevation, electric heater, carpeted.

BEDROOM FOUR

9' 6" x 8' 10" (2.92m x 2.71m)
Double glazed window to side elevation, electric heater, carpeted, loft access.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of January 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Mizu Property LLP

Balance of Lease: 125 years

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: As and when required (seller pays an annual contribution to utility bills, limited to £1,200 per annum)

Maintenance /Service Charges Review Period: N/A

Building Insurance: Approximately £300 per annum

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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