



£135,000 Share of Freehold

ONE BEDROOM FLAT WITH SHARE OF FREEHOLD! Situated within a popular location in Southsea, is this first floor flat along Winter Road. Offered with no forward chain, the property benefits from a share of the freehold and being within walking distance of local amenities and Milton Park. The accommodation briefly comprises; entrance hall, spacious landing, fitted kitchen, modern bathroom suite, double bedroom and living room with bay window looking straight down the tree-lined Essex Road. Additional benefits include a private entrance, double glazing and gas central heating. Viewings strictly by appointment, which can be organised by calling the Marmion Road office.



PRIVATE ENTRANCE

Accessed via alleyway on Grayshott Road, wooden front door to:-

HALLWAY

Stairs to first floor landing.

FIRST FLOOR LANDING

Double glazed window to side elevation, carpeted, doors to all rooms, loft access.



LOUNGE

16' 10" into bay x 14' 4" (5.15m x 4.39m)
Double glazed bay window to front elevation, carpeted, radiator, feature fireplace, period coving and picture rail.

BEDROOM

13' 2" x 11' 1" (4.03m x 3.39m)
Double glazed window to rear elevation, carpeted, radiator, feature fireplace.



BATHROOM

5' 5" x 6' 7" (1.66m x 2.03m)
Panel enclosed bath with thermostatic shower over, pedestal mounted wash basin, low level WC, heated towel rail, tiled to principal areas and laminate flooring, double glazed window to side elevation.

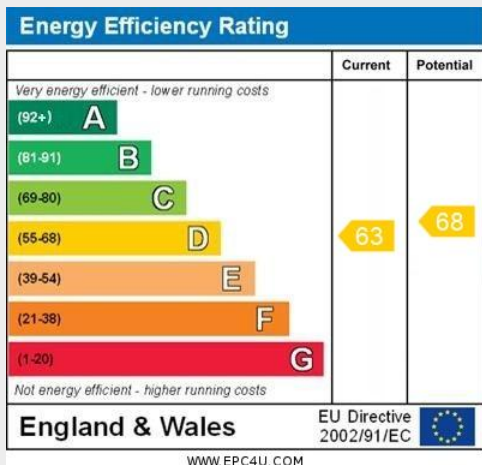
KITCHEN

8' 9" x 9' 11" (2.69m x 3.03m)
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, electric oven and electric induction hob, space for fridge/freezer, wall mounted boiler, radiator, period feature fireplace, double glazed window to rear elevation.

AGENTS NOTE:

COUNCIL TAX

Band A.





LEASE INFORMATION:



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

Tenure: Share of Freehold. We have been advised by the vendor that a new lease will be created on completion.

Landlord/Managing Agent: N/A

Balance of Lease: 999 years

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: N/A

Maintenance /Service Charges Review Period: N/A

Building Insurance: £175 per annum (approx.)

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 floorplans 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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