

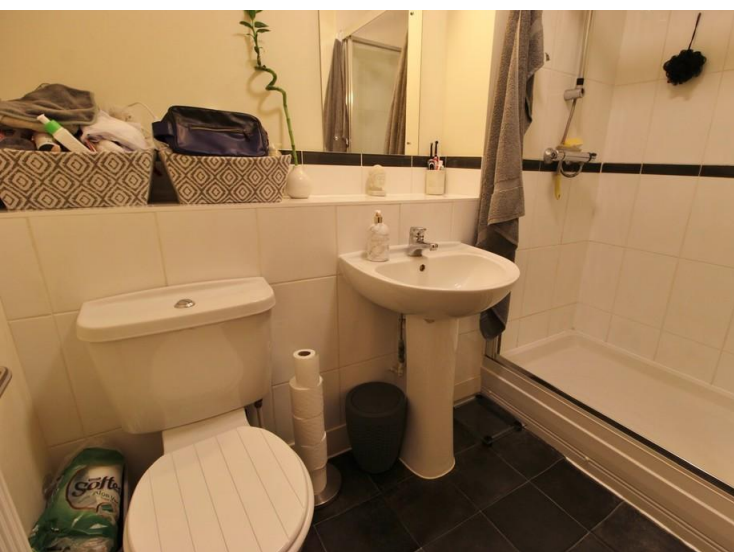


£142,500 Leasehold

ONE BEDROOM APARTMENT WITH OFF ROAD PARKING, NO FORWARD CHAIN & UNINTERRUPTED VIEWS ACROSS THE CITY TO THE SEA! Situated to the north of Southsea, within walking distance of The Pompey Centre, Fratton Train Station and the University, is this one bedroom apartment on Fratton Way. The well-presented accommodation on offer comprises; modern fitted kitchen, living room with southerly facing balcony, double bedroom and fitted shower room. The ninth floor apartment also benefits from a southerly facing balcony, double glazing throughout and an allocated, secure underground parking space for one car. We highly recommend viewing this property so please call the Southsea branch to arrange this.



jdea.co.uk



COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Lift to all floors, door to apartment 67, access to secure underground parking, access to communal landscaped gardens via second floor.

ENTRANCE HALL

Storage cupboard housing consumer unit, security entry phone, radiator, laid to carpet, doors to all rooms.

LOUNGE/DINER

15' 0" x 11' 5" (4.58m x 3.49m)

Radiator, laid to carpet, double-glazed sliding doors leading to:-

BALCONY

5' 8" (1.74m)

Enclosed by glass panels, decked flooring, uninterrupted views across the city.

KITCHEN

8' 0" x 8' 0" (2.45m x 2.45m)

Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching up stands, stainless steel sink and drainer unit with mixer tap, built-in oven with electric hob and extractor hood over, integral fridge/freezer, spaces and plumbing for washing machine and dishwasher, vinyl flooring.

BEDROOM

15' 0" x 9' 1" (4.58m x 2.78m)

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

BATHROOM

7' 8" x 4' 10" (2.34m x 1.49m)

Shower cubicle with thermostatic mixer tap, closed coupled WC, pedestal mounted basin, radiator, tiled to principal areas and vinyl flooring.

PARKING

Secure, allocated underground parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(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 February 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Rendall & Rittner

Balance of Lease: 109 years remaining

Ground Rent Charges: £250 per annum

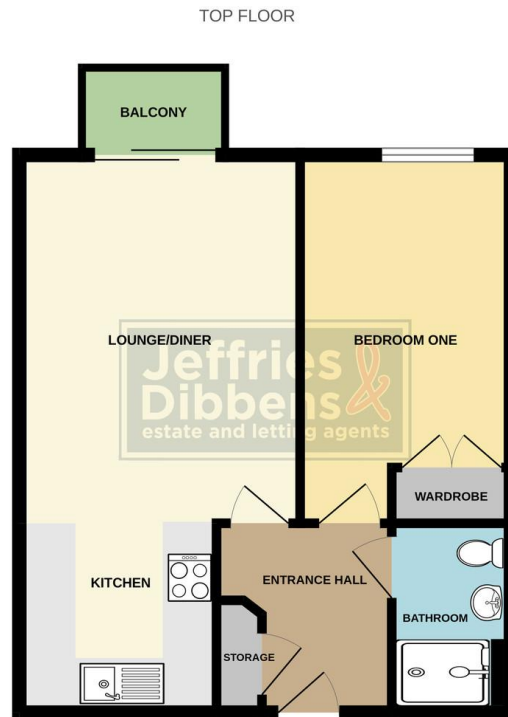
Ground Rent Review Period: N/A

Maintenance/Service Charges: £2500 per annum (includes heating & water)

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/service charge

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.
Made with Metropix 12/2024

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