

FLAT 9 DUNBAR PLACE
DUNBAR ROAD, SOUTHSEA,
PO4 8HQ



£180,000 Leasehold

WELL-PRESENTED TWO BEDROOM APARTMENT WITH NO FORWARD CHAIN! A fantastic opportunity to purchase a well-presented throughout property that's ready to move straight into. Situated along Dunbar Road, Southsea, the property is well positioned for transport links, all amenities of Eastney Road as well as being a short stroll from Bransbury Park. The internal accommodation comprises; a lounge/kitchen with modern fitted units and dual aspect double glazed windows, two double bedrooms and fitted bathroom suite. Benefiting from a long lease of 121 years, communal courtyard garden and bin storage, we feel the property is a great purchase for owner occupiers and investment purchasers alike! An internal viewing is highly recommended to appreciate all this property has to offer.



COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALL

Stairs to top floor and door to Flat 9.

HALLWAY

Security entry phone, radiator, built-in cupboard housing combination boiler, doors to all rooms, meter cupboard.

KITCHEN

11' 7" x 8' 8" (3.55m x 2.65m)

Two double glazed sash windows to front elevation, 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 and extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas and vinyl flooring, radiator, through to:-

LOUNGE

13' 10" x 14' 6" (4.24m x 4.42m)

Two double glazed sash windows to rear elevation, radiator, carpeted, BT Open reach and Virgin Media points

BEDROOM ONE

8' 7" x 13' 4" (2.62m x 4.08m)

Double glazed sash window to rear elevation, radiator, carpeted.

BEDROOM TWO

7' 1" x 13' 3" (2.18m x 4.06m)

Two double glazed sash windows to front elevation, radiator, carpeted.

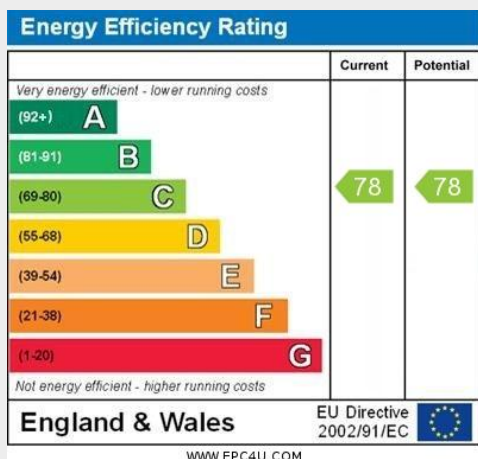
BATHROOM

5' 8" x 7' 5" (1.73m x 2.28m)

Panel enclosed bath with shower attachment, low level WC, pedestal mounted basin, radiator, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

COMMUNAL AREAS

Communal garden, bin storage, private lock-up shed.





LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Spire Developments

Balance of Lease: 121 years remaining

Ground Rent Charges: £250

Ground Rent Review Period: Every 25 years

Maintenance/Service Charges: £900

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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

TOP 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 Measure (2012)

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