

JUSTFLATS

115A ORCHARD ROAD, SOUTHSEA, HAMPSHIRE, PO4 0AD



£222,500 Leasehold

INVESTMENT BUYERS! A fantastic opportunity to purchase this student property within a prime student area of Southsea. Situated along Orchard Road, a short stroll from Goldsmith Avenue, the property is currently let to four students until end of July 2024 and generates £19,968.00 per annum, so offers a great yield. In addition to the four rentable double bedrooms, this maisonette also comprises an open-plan fitted kitchen/lounge and separate bathroom. Benefits include double glazing, gas central heating and no forward chain. This end-terrace, leasehold property also has the advantage of including the freehold to the building! View early to avoid disappointment! Call our Southsea branch to arrange your internal viewing.



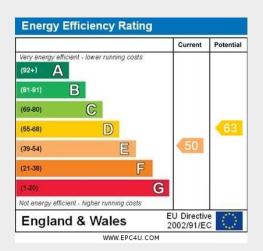
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ENTRANCE Double glazed door to:-

HALLWAY Stairs to first floor.

LANDING

Doors to all rooms, radiator, double glazed window to side elevation.

KITCHEN/LOUNGE

18' 1" x 8' 8" (5.53m x 2.66m) 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, electric oven, gas hob, space and plumbing for washing machine, space for fridge/freezer, two radiators, dual aspect double glazed windows.

BEDROOM ONE

15' 9" x 9' 9" (4.82m x 2.98m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO

14' 3" x 11' 9" (4.35m x 3.59m) Double glazed window to front elevation, carpeted, radiator.

BATHROOM

7' 1" x 6' 6" (2.17m x 1.99m) Panel enclosed bath with thermostatic shower over, wall mounted wash basin, low level WC, heated towel rail, tiled to principal areas, obscure double glazed window to front elevation.

BEDROOM THREE

14' 9" x 15' 3" (4.50m x 4.65m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM FOUR

14' 4" x 14' 7" (4.37m x 4.47m) Double glazed window to front elevation, radiator, carpeted.

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:** Leasehold (purchase will also include freehold to building) **Landlord/Managing Agent:** Natasha Barton **Balance of Lease:** 96 years remaining **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: Shared

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



OFFICE ADDRESS

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OFFICE DETAILS

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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