

UPPER MAISONETTE
23 NORFOLK STREET, SOUTHSEA,
PO5 4DR



£229,995 Leasehold

TWO BEDROOM APARTMENT WITH NO FORWARD CHAIN! Situated in the heart of Southsea, this two bedroom first floor apartment is located along Norfolk Street, within a short walk of Castle Road and the University. The accommodation itself is arranged over two principal floors with the living room, fitted kitchen and wet room on the first floor, with two double bedrooms on the upper floor. Gas central heating and double glazing complete the appeal here. We feel that this would make an ideal purchase for an owner occupier or investment purchaser. Viewings can be arranged by contacting the Southsea office.



COMMUNAL ENTRANCE

Security intercom entry system, wooden front door to communal hallway.

COMMUNAL HALL

Stairs to upper floors, door to flat.

WET ROOM

6' 2" x 6' 3" (1.89m x 1.93m)

Fitted wet room with thermostatic shower and rainfall shower head, concealed cistern WC, wall mounted wash basin, heated towel rail, tiled to principal areas, obscure double glazed window to rear elevation.

FIRST FLOOR LANDING

Carpeted stairs to second floor landing, entry phone.

KITCHEN

12' 0" x 8' 8" (3.67m x 2.66m)

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in eye level double oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

LOUNGE

11' 11" x 14' 11" (3.64m x 4.57m)

Two double glazed sash windows to front elevation, radiator, built-in storage unit, laminate flooring.

SECOND FLOOR LANDING

Doors to both bedrooms, storage cupboard, carpeted, loft access, consumer unit, double glazed window to rear elevation.

BEDROOM ONE

12' 0" x 8' 10" (3.66m x 2.70m)

Double glazed window to rear elevation, radiator, laminate flooring.

BEDROOM TWO

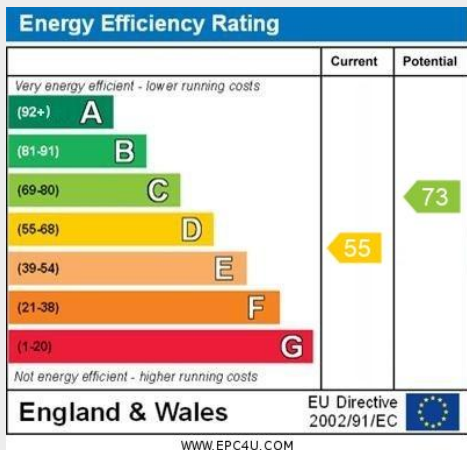
10' 2" x 15' 2" (3.10m x 4.63m)

Two double glazed windows to front elevation, radiator, laminate flooring.

AGENTS NOTE:

COUNCIL TAX

Band B.





LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: E&J Estates Management & Dack Property

Balance of Lease: 65 years remaining, Lease will be renewed on completion

Ground Rent Charges: £250 per annum

Ground Rent Review Period: Every 10 years

Maintenance/Service Charges: £1932.50 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in the Maintenance/Service Charges

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.
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