



## £135,000 Leasehold

ONE BEDROOM APARTMENT WITH PARKING & NO FORWARD CHAIN! An opportunity to purchase this purpose-built one bedroom apartment, just moments away from Southsea Common. The property can be found in the well-regarded Hamilton Court, which is perfectly situated to enjoy the array of bars and restaurants and the seafront. The internal accommodation briefly comprises; entrance hall, fitted bathroom, double bedroom, fitted kitchen and living room. The elusive off road parking space is located in the secure underground car park below the block. Further benefits include electric heating, double glazing and lift and stairs to all floors. An internal viewing is highly recommended and can be arranged by calling the Southsea Office.



## COMMUNAL ENTRANCE

Secure intercom system, door to:-

## COMMUNAL HALLWAY

Stairs and lift to all floors, door to Flat 32.

## HALLWAY

Doors to all rooms, carpeted, storage heater.



## BATHROOM

7' 1" x 5' 7" (2.17m x 1.72m)

Panel enclosed bath with shower attachment, low level WC, pedestal mounted wash basin, tiled to principal areas.

## BEDROOM

14' 11" x 8' 9" (4.56m x 2.68m)

Double glazed window to rear elevation, storage heater, built-in wardrobes.



## LOUNGE

14' 11" x 10' 8" (4.57m x 3.26m)

Double glazed window to rear elevation, carpeted, storage heater.

## KITCHEN

7' 1" x 7' 3" (2.16m x 2.21m)

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, electric oven and electric hob, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas.

## PARKING

One underground parking space.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:**

**Balance of Lease:** 95 years remaining

**Ground Rent Charges:** £50 per annum

**Ground Rent Review Period:** Next review 2028

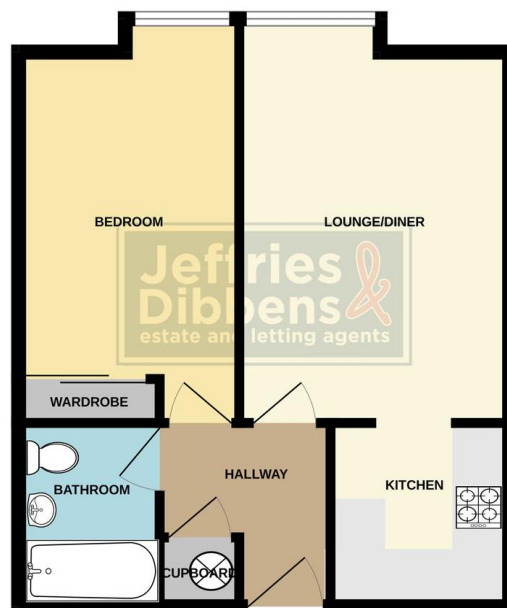
**Maintenance/Service Charges:** £2,136.00 per annum

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in service charge

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

FOURTH 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 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 Homage 03/2024

## 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