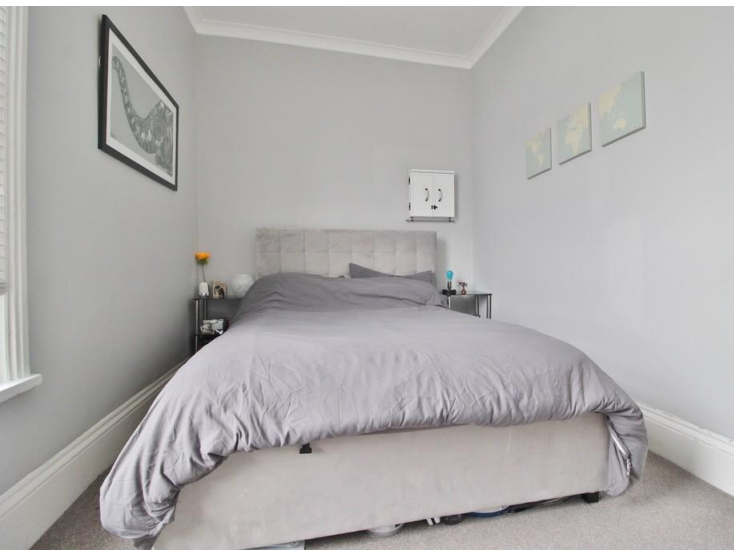




£139,995 Leasehold

LOVELY ONE BEDROOM FLAT! Located in the heart of Southsea, this second floor flat can be found along Elm Grove, just moments away from an array of bars and restaurants and the seafront! The well-presented accommodation briefly comprises; entrance hallway, double bedroom, fitted bathroom suite and an open plan kitchen/living room with modern fitted kitchen. Additional benefits include gas central heating and double glazing. We highly recommend an internal viewing at your earliest convenience, so please call the Southsea office to arrange this.



COMMUNAL ENTRANCE

Security entry system, door to:

COMMUNAL HALL

Stairs to second floor, door to:

LOUNGE/KITCHEN

LOUNGE AREA

8' 10" x 9' 10" (2.71m x 3.02m)

Double glazed window to side elevation, radiator, wood effect laminate flooring.

KITCHEN AREA

7' 4" x 10' 0" (2.25m x 3.07m)

Modern fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with halogen hob and extractor hood over, integral fridge/freezer, space and plumbing for washing machine, cupboard housing 'Vaillant' combination boiler, tiled to principal areas, security entry phone, double glazed window to side elevation.

BEDROOM

12' 5" x 7' 5" (3.80m x 2.27m)

Double glazed window to side elevation, radiator, carpeted.

BATHROOM

9' 2" x 5' 3" (2.80m x 1.61m)

Fitted bathroom suite comprising panel enclosed 'P' shaped bath with curved glass shower screen and thermostatic shower, with dual shower heads over, close coupled WC, vanity unit housing wash basin, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to rear elevation.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	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 March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Dack

Balance of Lease: 88 years remaining

Ground Rent Charges: £100 per annum

Ground Rent Review Period: Next review 2037

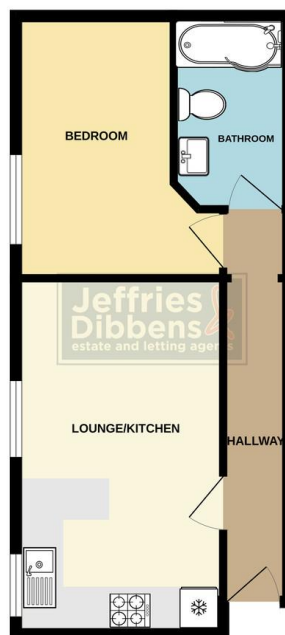
Maintenance/Service Charges: £1,647.50 per annum

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.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Memopix 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