

74 FERRY ROAD, SOUTHSEA,
HAMPSHIRE, PO4 9UD



£129,995 Leasehold

ONE BEDROOM PURPOSE-BUILT FLAT WITH OFF ROAD PARKING & NO FORWARD CHAIN! This second floor flat can be found in Ferry Road, Southsea, a popular estate within close proximity to Eastney Marina. The property, which is in need of some general modernising, comprises a fitted lounge/kitchen with balcony access, bathroom suite and a double bedroom. The property also benefits from gas central heating, double glazing and allocated off road parking. Offered with no forward chain. Please call the Southsea office to arrange your internal viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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			

COMMUNAL ENTRANCE

Entry phone system, stairs to all floors, wooden front door to:

HALLWAY

Doors to all rooms, storage cupboard, intercom entry phone, consumer unit, laminate flooring.

BATHROOM

7' 8" x 5' 8" (2.35m x 1.75m)

Panel enclosed bath with mixer tap and electric shower unit over, glass shower screen, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring, obscure double glazed window to front elevation.

BEDROOM

15' 7" x 8' 5" (4.75m x 2.59m)

Double glazed window to front elevation, radiator, carpeted.

LOUNGE/KITCHEN

13' 6" x 13' 10" at widest point (4.14m x 4.22m)

LOUNGE AREA

Double glazed door to balcony, dual aspect double glazed windows, laminate flooring, radiator.

KITCHEN AREA

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 and water filter, built-in oven and 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.

BALCONY

4' 5" x 7' 6" (1.36m x 2.31m)

Paved flooring, enclosed by railings, east facing.

PARKING

Allocated parking space for one car.

AGENTS NOTE:

COUNCIL TAX

Band A.



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: 87 years remaining.

Ground Rent Charges: £100 per annum (increasing to £150 pa from 2036 for 25 years).

Ground Rent Review Period: Every 25 years.

Maintenance/Service Charges: £1,620 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charge.

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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OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk

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