

JUSTFLATS

74 FERRY ROAD, SOUTHSEA, HAMPSHIRE, PO4 9UD



£129,995 Leasehold

ONE BEDROOM PURPOSE-BUILT FLAT WITH OFF ROAD PARKING & NO FORW ARD 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.



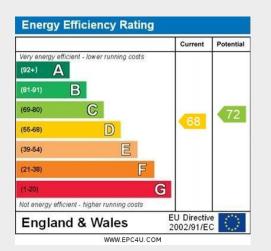
f @JeffriesAndDibbens











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.

<image>

SECOND FLOOR

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

