


19 HOLMES PARK  
128 MILTON ROAD, SOUTHSEA,  
HAMPSHIRE, PO4 9GU



**£146,995** Leasehold

ONE BEDROOM APARTMENT WITH ALLOCATED PARKING & NO FORWARD CHAIN! A well-presented, modern one bedroom apartment situated within a purpose-built block along Milton Road, Southsea. Found on the second floor, the accommodation comprises; entrance hallway, modern fitted shower room, a spacious and light double bedroom, 17ft (approx.) lounge/diner leading to the modern fitted kitchen. This lovely, well-presented property also benefits from double glazing, electric heating, secure allocated off road parking and no forward chain. Internal viewing is strongly advised to fully appreciate all this property has to offer, please contact us today to arrange your internal viewing!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

### COMMUNAL ENTRANCE

Security entry system, door to:-

### COMMUNAL HALL

Personal post boxes, access to residents' car park and bin store, stairs to second floor, door to Apartment 19.

### HALLWAY

Doors to all rooms, carpeted flooring, two built-in storage cupboards (one housing electrics mains).

### LOUNGE/DINER

16' 11" x 12' 6" narrowing to 9' 10" (5.17m x 3.83m)  
 Double glazed windows to front elevation (one with Juliette balcony), two wall mounted modern electric heaters, security entry phone, telephone point, carpeted flooring, through to:-

### KITCHEN

8' 3" x 8' 0" (2.52m x 2.46m)  
 Modern fitted kitchen comprising a range of white wall and base level units incorporating roll edge work surfaces, matching up-stands, stainless steel sink and drainer unit with mixer tap, built-in oven with electric hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, extractor fan, mains wired smoke/fire detector, vinyl flooring.

### BEDROOM

15' 10" at widest point x 9' 3" (4.83m x 2.83m)  
 Double glazed window to front elevation, wall mounted modern electric heater, carpeted flooring.

### SHOWER ROOM

6' 11" at widest point x 5' 7" (2.12m x 1.71m)  
 Modern fitted suite comprising large shower cubicle with thermostatic shower mixer, wash basin set in vanity unit, close coupled WC, heated towel radiator, fitted mirror with shaver point over, extractor fan, tiled to principal areas and vinyl flooring.

### OUTSIDE:

#### RESIDENTS' CAR PARK

Secure gated car park, with one allocated parking space (numbered). Sheltered bike storage and access to bin store.

#### AGENTS NOTE:

#### COUNCIL TAX

Band B.





# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Churchill Estates Management.

**Balance of Lease:** 113 years remaining.

**Ground Rent Charges:** £177.36 per annum.

**Ground Rent Review Period:** TBC

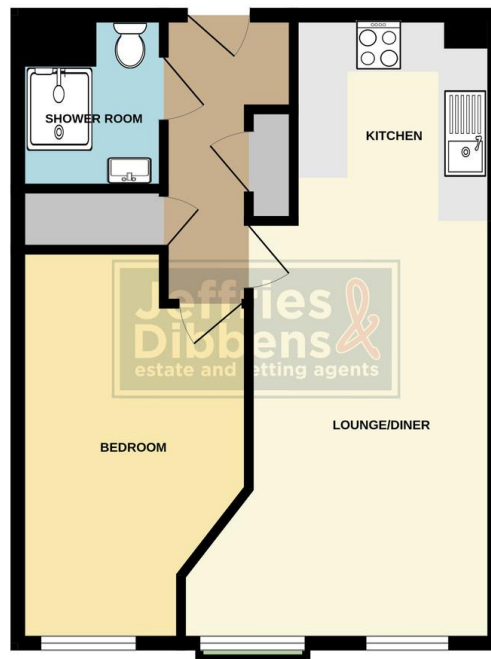
**Maintenance/Service Charges:** £1,681.82 per annum.

**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.

SECOND 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 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

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