

FLAT 5
8 VICTORIA ROAD SOUTH, SOUTHSEA,
HAMPSHIRE, PO5 2BZ



£115,000 Leasehold

CENTRALLY LOCATED STUDIO APARTMENT WITH NO FORWARD CHAIN! This well-presented studio apartment is located in a lovely Victorian style building on the corner of Victoria Road South and Stafford Road, Southsea. Situated in the heart of Southsea with a host of amenities within walking distance including; an array of bars and restaurants on Albert Road, Palmerston Road shopping areas and the seafront! The accommodation on offer comprises; entrance hall, fitted shower room, large lounge/bedroom with bay window and fitted kitchen. We feel this would make an ideal purchase for an owner occupier or investment purchaser. For further details or to arrange your internal viewing, please call our Southsea branch along Marmion Road today!



COMMUNAL ENTRANCE

Security intercom entry system, door to:-

COMMUNAL HALL

Grand staircase to all floors, door to No. 5.

HALLWAY

Laminate flooring, storage cupboard, doors to shower room and lounge/bedroom, entry phone system.

SHOWER ROOM

5' 5" x 4' 11" (1.66m x 1.50m)

Fitted shower room comprising glass shower cubicle with electric shower unit over, pedestal hand basin, low level WC, double glazed window to rear elevation, tiled to principal areas.

LOUNGE/BEDROOM

13' 6" into bay x 17' 0" (4.12m x 5.19m)

Single glazed bay window to front elevation, storage cupboard, laminate flooring, opening to:-

KITCHEN

8' 1" x 4' 10" (2.48m x 1.48m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, electric hob with extractor over, electric oven, stainless steel sink and drainer unit with mixer tap, integral fridge, space and plumbing for washing machine, tiled to principal areas, vinyl flooring, 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		73
(55-68)	D	52	
(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 April 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dack Management.

Balance of Lease: 89 years remaining.

Ground Rent Charges: £100 per annum.

Ground Rent Review Period: Annually.

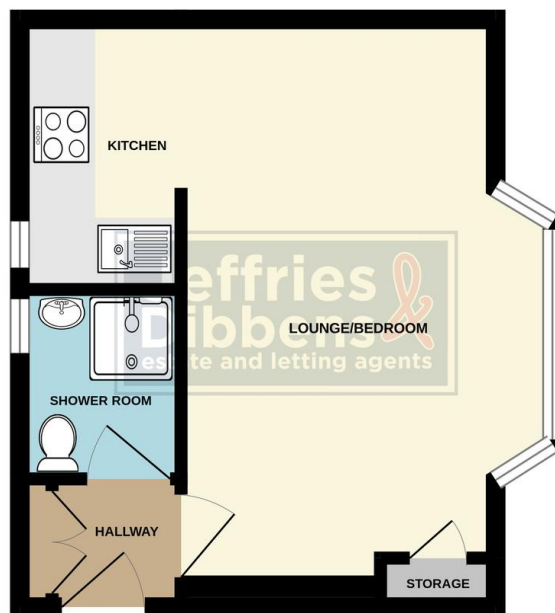
Maintenance/Service Charges: £1,600 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: £100 per annum.

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

FIRST 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 DETAILS

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