

9B STAFFORD ROAD,
SOUTHSEA, HAMPSHIRE,
PO5 2AD



£195,000 Leasehold

LOVELY ONE BEDROOM FLAT! This unique and charming property is situated in the heart of Southsea. Located in the well-regarded Stafford Road, just moments away from an abundance of bars and restaurants, we feel this will make an ideal purchase with all Southsea has to offer on your doorstep. The home has an abundance of character and well-proportioned rooms which feature a highly useable basement room, in addition to a large bedroom, fitted bathroom, additional cloakroom, lovely modern kitchen and open plan lounge/dining room with bay window. Double glazing, gas central heating and period features complete the appeal for this lovely property. A truly must view home which can only be appreciated by an internal viewing.



COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALLWAY

Front door to:-

HALLWAY

Exposed wooden floorboards, radiator, doors to all rooms, door to basement room.

BEDROOM

13' 8" into recess x 12' 8" (4.19m x 3.88m)

Double glazed window to rear elevation, laminate flooring, radiator, period style feature fireplace, door to:-

BATHROOM

12' 9" x 5' 3" (3.89m x 1.61m)

Modern bathroom suite comprising tiled enclosed bath with shower attachment over, low level WC, pedestal hand basin, radiator, vinyl flooring, tiled to principal areas, double glazed obscure window to side elevation.

CLOAKROOM

6' 5" x 2' 11" (1.96m x 0.89m)

Low level WC, hand wash basin.

LOUNGE/DINER

18' 9" x 15' 10" (5.72m x 4.85m)

Double glazed bay window to front elevation, exposed wooden floorboards, radiator, opening to:-

KITCHEN

15' 10" x 5' 8" (4.85m x 1.73m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating wooden work surfaces, integral gas hob with extractor hood over, electric oven, space and plumbing for washing machine, spaces for tumble dryer and fridge/freezer, tiled flooring, wall mounted boiler, radiator, double glazed window to side elevation.

BASEMENT ROOM

22' 6" x 6' 8" (6.88m x 2.05m)

Laminate flooring, spot lighting, power sockets, storage cupboard.

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		
(55-68)	D	64	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			



LEASE INFORMATION:



As of 23/04/2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Centrick

Balance of Lease: 91 years remaining

Ground Rent Charges: £175.00 per annum

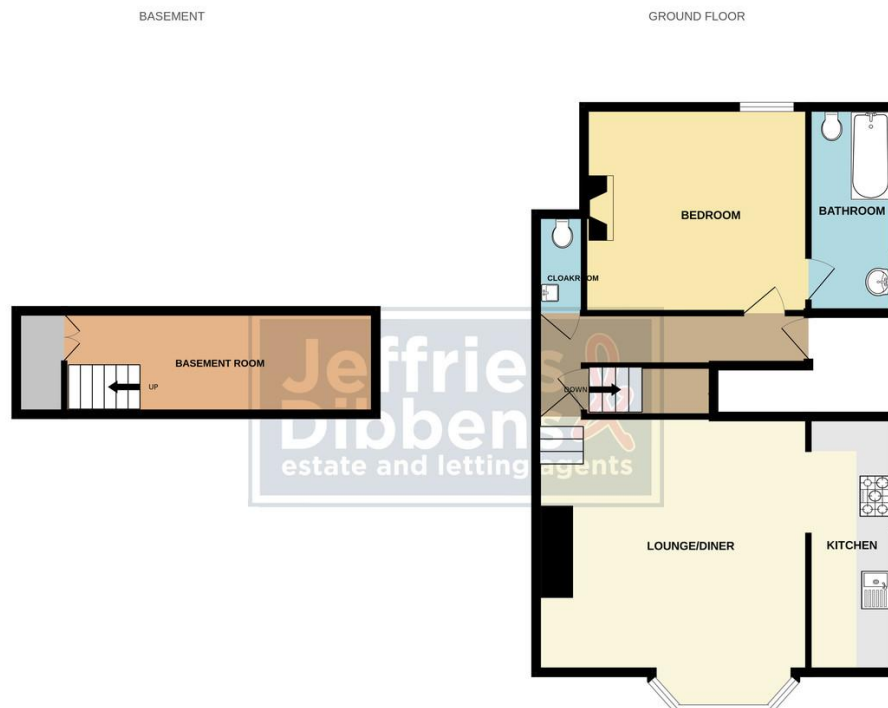
Ground Rent Review Period: Next renewal date Jan 2031

Maintenance/Service Charges: £120 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: £606.28 per annum

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 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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