

FLAT 15 CUNNINGHAM COURT  
COLLINGWOOD ROAD, SOUTHSEA,  
PO5 2SU



**£159,995** Leasehold

TWO BEDROOM FLAT WITH BRAND NEW LEASE! A purpose-built second floor flat, located just south of Albert Road. The well-presented accommodation comprises; a 17ft (approx.) lounge, fitted bathroom, two bedrooms and a modern fitted kitchen. Benefits include double glazing throughout, electric heating, secure phone entry door and communal car park with allocated parking to the rear (each new resident must apply for a guaranteed parking space upon ownership of property). Found within close proximity to all amenities of Albert Road and a short stroll to Marmion Road. Contact our Southsea branch today to arrange to take a look.

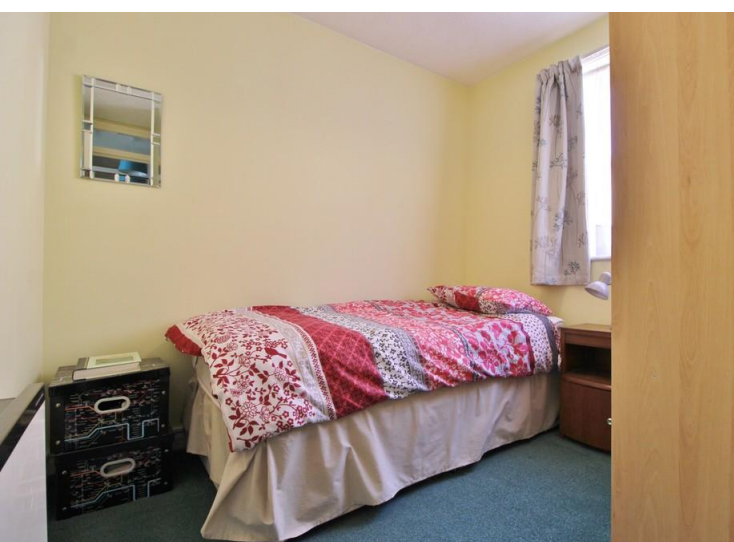


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### COMMUNAL ENTRANCE

Security intercom system, stairs to all floors, door to Flat 15.

### HALLWAY

Doors to all rooms, cupboard housing consumer unit, additional cupboard housing water tank, intercom, wall mounted electric storage heater, laminate flooring.

### KITCHEN

8' 2" x 6' 2" (2.50m x 1.88m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, built-in oven and hob, space for fridge, space and plumbing for washing machine, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

### BEDROOM TWO

8' 2" x 9' 6" at widest point (2.50m x 2.90m)

Double glazed window to rear elevation, wall mounted electric storage heater, carpeted.

### BATHROOM

5' 10" x 4' 11" (1.80m x 1.50m)

Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal mounted wash basin, extractor fan, tiled to principal areas and vinyl flooring.

### LOUNGE

17' 2" into bay x 9' 10" (5.25m x 3.01m)

Double glazed bay window to front elevation, wall mounted electric storage heater, carpeted.

### BEDROOM ONE

11' 10" x 9' 4" at widest point (3.63m x 2.87m)

Double glazed window to front elevation, wall mounted electric storage heater, carpeted.

### OUTSIDE

Communal bicycle storage, off road parking (each new resident must apply for a guaranteed parking space upon ownership of property).

### AGENTS NOTE:

### COUNCIL TAX

Band A.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Vivid.

**Balance of Lease:** 62 years remaining, lease in the process of being extended.

**Ground Rent Charges:** £72.00 per annum.

**Ground Rent Review Period:** Annually.

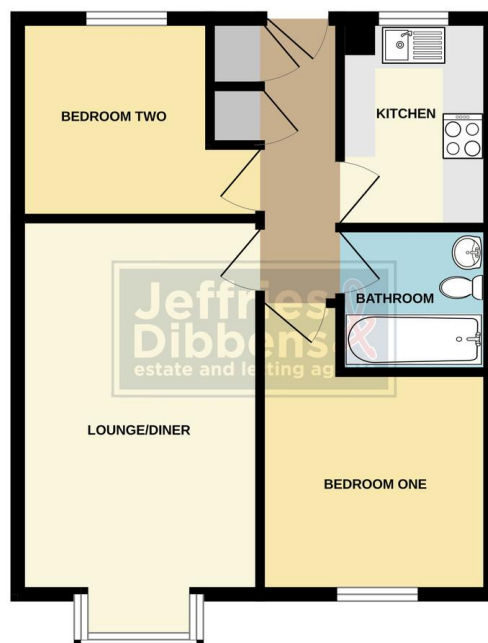
**Maintenance/Service Charges:** £1918.44 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included in 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.  
Made with Metropix 12/2024

## OFFICE ADDRESS

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PO5 2DT

## OFFICE DETAILS

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**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