

FLAT 14 CUNNINGHAM COURT  
COLLINGWOOD ROAD, SOUTHSEA,  
PO5 2SU



**£175,000** Leasehold

LOVELY TWO BEDROOM FLAT WITH NO FORWARD CHAIN! New to the market is this purpose-built second floor apartment, located just south of Albert Road. Accommodation of this well-presented property comprises; two bedrooms, a 15ft (approx.) southerly aspect lounge/diner, modern fitted kitchen and modern bathroom. Benefits include double glazing throughout, no forward chain and long lease. To the rear of the building is a residents' car park (each new resident must apply for a guaranteed parking space upon ownership of property). Contact our Southsea branch today to arrange an internal inspection to fully appreciate all this property has to offer!



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| 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> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |          |                         |           |

### COMMUNAL ENTRANCE

Security intercom system, stairs to all floors, obscure double glazed door to Flat 14.

### HALLWAY

Security entry phone, built-in airing cupboard housing domestic hot water heater, built-in cupboard housing electric meter and mains, laminate flooring, loft access, night storage heater, doors to all rooms.

### LOUNGE/DINER

15' 4" x 9' 10" (4.68m x 3.01m)

Double glazed bay window to front elevation, night storage heater, laminate flooring, Virgin media and TV points.

### BEDROOM ONE

9' 8" x 9' 4" (2.97m x 2.85m)

Double glazed window to front elevation, wall mounted electric heater, laminate flooring.

### BEDROOM TWO

8' 2" x 7' 1" (2.49m x 2.18m)

Double glazed window to rear elevation, night storage heater, laminate flooring.

### KITCHEN

8' 1" x 6' 2" (2.48m x 1.90m)

Modern 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, space and plumbing for washing machine, spaces for cooker and fridge/freezer, breakfast bar, wall mounted electric heater, tiled to principal areas and laminate flooring, double glazed window to rear elevation.

### BATHROOM

6' 0" x 6' 2" (1.83m x 1.89m)

Modern fitted suite comprising panel enclosed bath with electric 'Mira' shower over, glass shower screen, WC with concealed cistern, basin in vanity unit, extractor fan, heated towel rail, tiled to principal areas and vinyl flooring.

### AGENTS NOTE:

### COUNCIL TAX

Band A.



# 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:** 152 years remaining.

**Ground Rent Charges:** Included within Maintenance/Service Charge.

**Ground Rent Review Period:** TBC

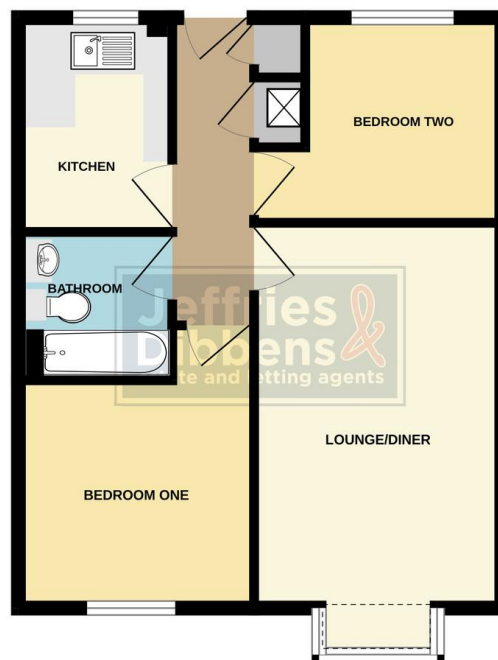
**Maintenance/Service Charges:** £1,918.44 per annum.

**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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