



£175,000 Leasehold

LOVELY TWO BEDROOM FLAT! Located along Devonshire Avenue is this two bedroom flat, situated on the top floor of a purpose-built block, with views over the roof tops of Eastney. The bright and airy accommodation offers entrance hall, fitted bathroom, two generously sized bedrooms, lounge/dining room and a lovely modern fitted kitchen. Further benefits include double glazing, electric heating, security entry system and a LONG LEASE. With Bransbury Park, local bus routes and the seafront all within close proximity, we feel this will make an ideal home for an owner occupier or investment purchaser. To fully appreciate the property on offer, please call the Southsea office along Marmion Road.



COMMUNAL ENTRANCE

Security intercom system, stairs to all floors, door to Flat 249.

ENTRANCE

Front door leading to:-

HALLWAY

Doors to all rooms, wall mounted radiator, cupboard housing consumer unit and electric meter, storage cupboard housing water heater, intercom system, laminate flooring.

BEDROOM ONE

15' 2" x 12' 2" excluding wardrobe depth (4.64m x 3.71m)

Double glazed window to rear elevation, electric wall mounted radiator, built-in wardrobe, carpeted.

LOUNGE/DINER

15' 2" x 12' 2" (4.64m x 3.71m)

Double glazed window to side elevation, wall mounted electric fire, laminate flooring, opening to:-

KITCHEN

8' 9" x 7' 11" (2.67m x 2.43m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, freestanding electric cooker with extractor hood over, storage cupboard, tiled to principal areas and vinyl flooring, double glazed window to front elevation.

BATHROOM

6' 4" x 6' 8" (1.95m x 2.05m)

Panel enclosed bath with thermostatic shower mixer tap and glass shower screen, vanity unit housing wash basin, close coupled WC, tiled to principal areas and vinyl flooring, obscure double glazed window to front elevation.

BEDROOM TWO

10' 8" x 9' 0" (3.26m x 2.75m)

Double glazed window to front elevation, carpeted.

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		57
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
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: Cosgroves

Balance of Lease: 132 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1020.50 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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

THIRD FLOOR



While 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-measurement. 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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