

5B ALBANY ROAD,
SOUTHSEA, HAMPSHIRE,
PO5 2AB



£174,995 Leasehold

LOVELY ONE BEDROOM FLAT WITH NO FORWARD CHAIN! A charming property situated within the heart of Southsea and in Conservation Area (No. 2). Offered with no forward chain and with a long lease, this property can be found along Albany Road, just a short stroll from all of Palmerston Road's independent shops, cafes and restaurants. This home has an abundance of character with a contemporary twist and features a large double bedroom with bay window, modern fitted bathroom suite and living room leading to a lovely modern fitted kitchen. This first floor property is host to a number of features including engineered oak floorboards in the living room, period style sash windows and gas central heating. Viewing is an absolute must to fully appreciate this property.

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COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Door to flat 3.

HALLWAY

Doors to all rooms, laminate flooring, storage cupboard with space and plumbing for washing machine.

LOUNGE

14' 2" x 12' 7" into chimney recess (4.34m x 3.84m)

Sash window to rear elevation, contemporary upright radiator, engineered oak flooring, Virgin and Sky TV points, through to:-

KITCHEN

5' 1" x 9' 10" (1.57m x 3.01m)

Lovely 'Howdens' fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, electric oven, induction hob and extractor, integral fridge and freezer, wall mounted combination boiler (installed 2021), radiator, vinyl flooring, double glazed window to rear elevation.

BATHROOM

4' 6" x 9' 6" (1.39m x 2.91m)

Panel enclosed bath with thermostatic shower and rainfall shower head, close coupled WC, vanity unit housing wash basin with mixer tap, extractor fan, radiator, tiled to principal areas and tiled flooring.

BEDROOM

11' 3" into bay x 15' 1" into recess (3.43m x 4.60m)

Sash bay window to front elevation, laminate flooring, period style cornice, contemporary upright radiator.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(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 May 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Vivid

Balance of Lease: 149 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

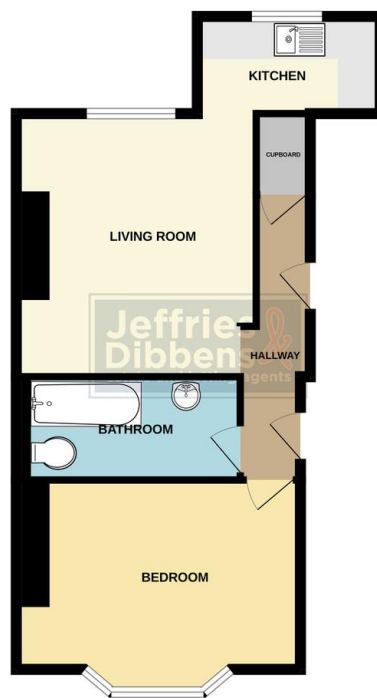
Maintenance/Service Charges: £1840.08 per annum

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.

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. Made with Metstagix C2024

OFFICE ADDRESS

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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