



£160,000 Leasehold

ONE BEDROOM FLAT WITH NO FORWARD CHAIN! A well-presented, modern apartment located within the Citi Gait development along Aylward Street, Portsmouth, offered with no forward chain. Accommodation of this lovely apartment comprises; a double bedroom, living room with Juliette balcony, modern fitted kitchen and modern bathroom suite. Benefits include double glazing, gas central heating and an allocated parking space. Situated approximately 100 yards from Portsmouth University Business School and within close proximity to the prestigious Gunwharf Quays shopping complex, we strongly recommend an internal inspection to fully appreciate all this property has to offer.

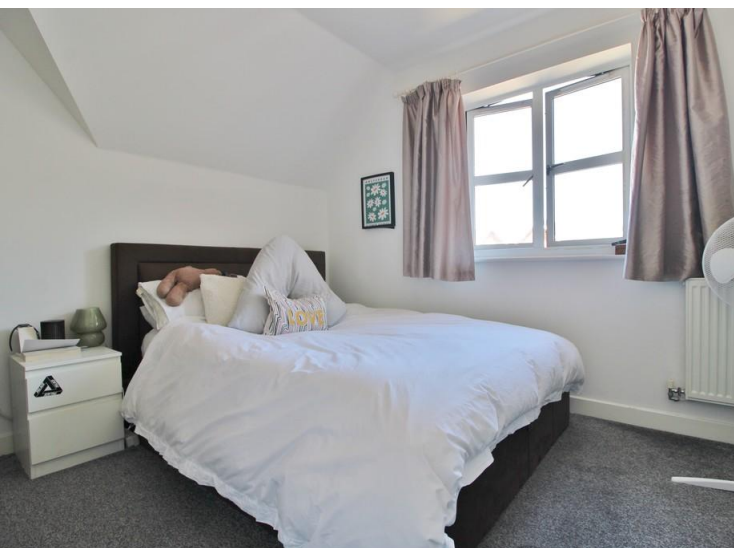


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COMMUNAL ENTRANCE

Security entry phone system, stairs to all floors, front door to apartment 33.

HALLWAY

Security intercom, storage cupboard, radiator, doors to all rooms.

BEDROOM

12' 5" x 12' 1" (3.79m x 3.69m)

Double glazed window to rear elevation, carpeted, radiator.

BATHROOM

6' 4" x 7' 3" (1.94m x 2.21m)

Panel enclosed bath with thermostatic shower over, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas and vinyl flooring.

LIVING ROOM

15' 8" x 12' 0" (4.78m x 3.67m)

Double doors to Juliette balcony, radiator, carpeted, opening to kitchen.

KITCHEN

5' 10" x 8' 5" (1.80m x 2.57m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and electric hob, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring.

AGENTS NOTE:

COUNCIL TAX

Band B.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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: Premier Estates

Balance of Lease: 139 years remaining.

Ground Rent Charges: £343.71 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1,511 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included above.

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 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 ©2024

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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