

15 MILFORD COURT  
OLD CANAL, SOUTHSEA,  
PO4 8JA



**£120,000** Leasehold

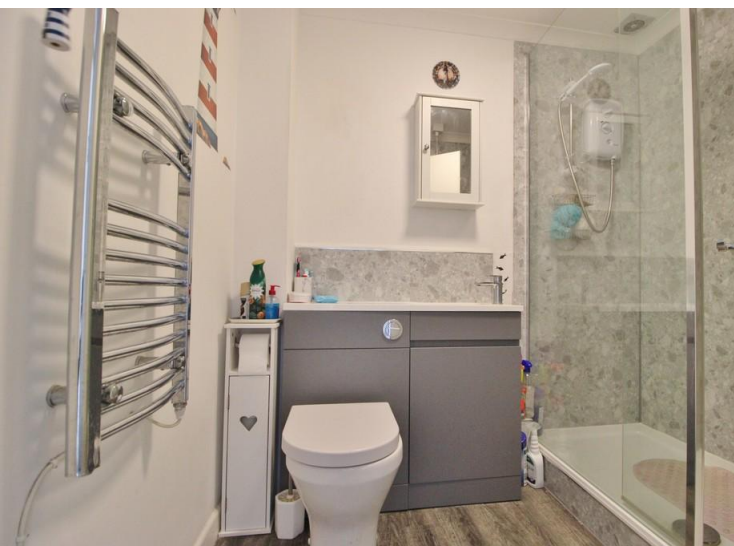
ONE BEDROOM RETIREMENT FLAT WITH COMMUNAL PARKING! A fantastic opportunity to purchase a rarely available one bedroom, first floor retirement flat found within a quiet corner of Southsea. The property is located within Milford Court, Old Canal, a great location for access to local shops, bus routes, the lovely Bransbury Park and of course the beach! The accommodation on offer comprises one generously sized bedroom, modern fitted shower room, fitted kitchen and newly fitted heating system. Resident's communal gardens and car park completes the appeal here! Contact the Southsea branch today to arrange a viewing at your earliest convenience!

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## COMMUNAL ENTRANCE

Security intercom entry system, stairs to first floor, door to flat 15.

## FRONT DOOR

Leading to:-

## HALLWAY

Doors to all rooms, security intercom, storage cupboard housing recently fitted water heater, loft access, consumer unit.

## LOUNGE/DINER

10' 7" x 16' 9" into bay (3.25m x 5.11m)  
Double glazed bay window to side elevation, carpeted, storage cupboard, newly fitted electric radiator, opening to:-

## KITCHEN

6' 10" x 8' 5" (2.10m x 2.59m)  
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, built-in electric oven and hob with extractor fan over, washing machine and fridge/freezer, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

## SHOWER ROOM

6' 10" x 5' 5" (2.10m x 1.67m)  
Modern fitted shower room with shower cubicle with thermostatic shower unit, combined vanity unit housing WC and wash basin, heated towel rail, panelled walls and vinyl flooring, extractor fan.

## BEDROOM

14' 2" x 9' 0" (4.33m x 2.76m)  
Double glazed window to side elevation, storage cupboard, recently fitted electric radiator, carpeted.

## 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>		74
(55-68)	<b>D</b>	59	
(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 June 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid.

**Balance of Lease:** 61 years remaining.

**Ground Rent Charges:** Included in service charge.

**Ground Rent Review Period:** Annually.

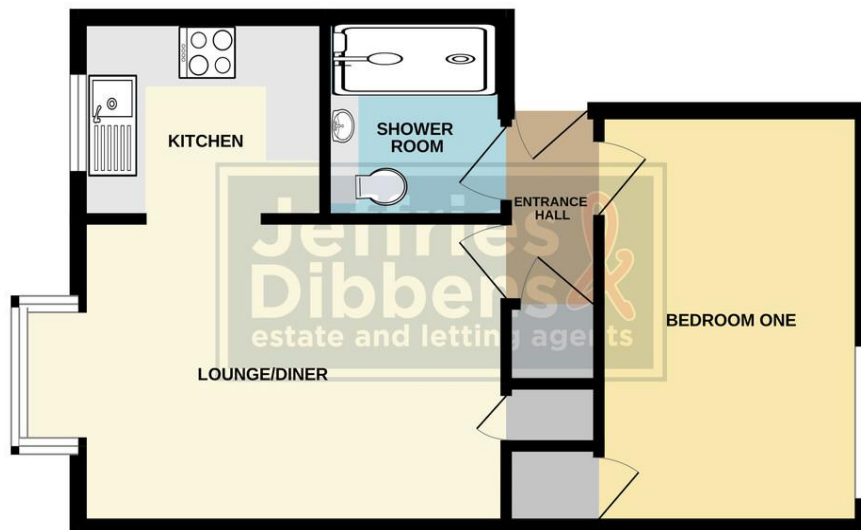
**Maintenance/Service Charges:** £167 per month (£2,004 annually).

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

**Building Insurance:** Included in 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.  
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