



‘Offers in excess of’
£127,500 Leasehold

ONE BEDROOM FLAT WITH NO FORWARD CHAIN IN EXCELLENT LOCATION! This spacious one bedroom, first floor flat is situated in the heart of Albert Road, Southsea. The accommodation on offer comprises; one double bedroom, an 18ft (approx.) living room, modern fitted kitchen and fitted bathroom. Benefits include no forward chain, gas central heating (via a combination boiler) and double glazing. Albert Road is a vibrant cultural hub boasting excellent transport links, a wide range of independent shopping facilities, eateries, bars, galleries and an Edwardian Theatre. Also a short distance from the student union and University of Portsmouth library, this is an excellent first time purchase or investment opportunity. Call today to arrange an internal inspection.



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COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Stairs to first floor, door to Flat 1.

HALLWAY

Carpeted flooring, doors to all rooms.

LIVING ROOM

12' 10" x 18' 1" (3.91m x 5.51m)

Two double glazed windows to front elevation, radiator, feature fire surround, carpeted flooring, period style cornice.

KITCHEN

6' 7" x 7' 10" (2.01m x 2.39m)

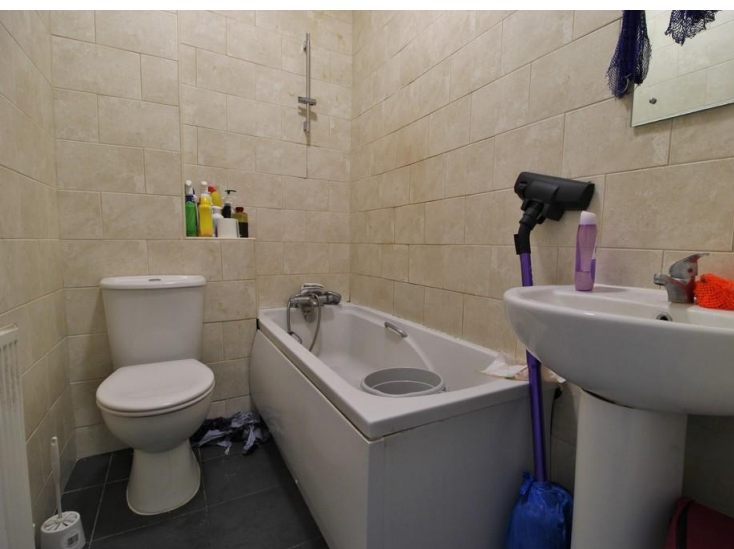
Double glazed window to rear elevation, modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge, tiled to principal areas and vinyl flooring, wall mounted combination boiler.



BEDROOM

11' 6" x 10' 6" (3.51m x 3.2m)

Dual aspect double glazed windows, radiator, carpeted flooring.



BATHROOM

4' 7" x 7' 10" (1.4m x 2.39m)

Fitted suite comprising panel enclosed bath with shower attachment, close coupled WC, pedestal mounted basin, radiator, fitted mirror, fully tiled walls and tiled flooring.

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		75
(55-68)	D	65	
(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 June 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Peter Madden.

Balance of Lease: 87 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £150 per annum.

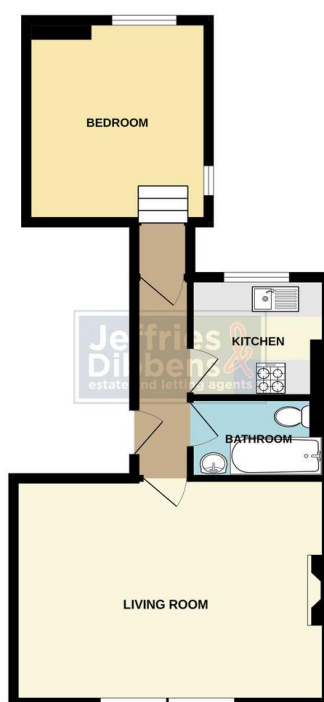
Maintenance /Service Charges Review Period: Annually.

Sink Fund Charge: £150 per annum.

Building Insurance: £400 per annum.

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 floorplans 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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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