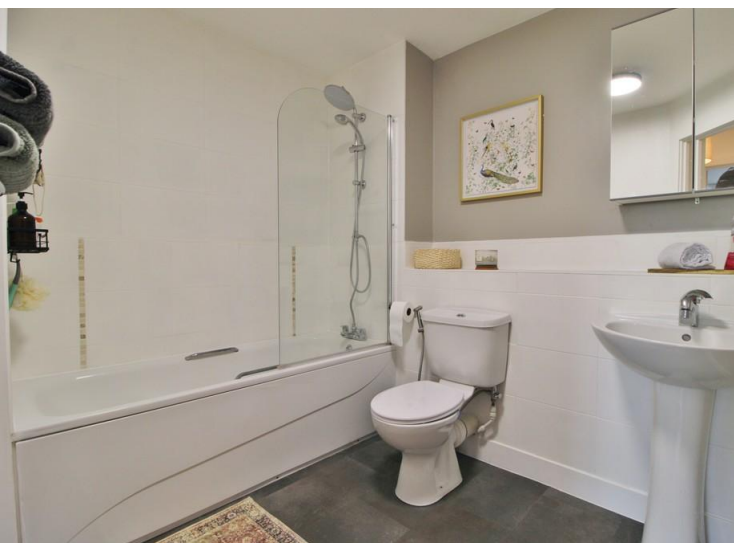




## £195,000 Leasehold

STUNNING TWO BEDROOM APARTMENT WITH OFF ROAD PARKING & WESTERLY FACING BALCONY! A truly stunning apartment which is situated in the popular purpose-built block of Vista. Perfectly positioned with access out of the City, Fratton Train station and local amenities all nearby. The accommodation which is offered in a lovely condition, briefly comprises; entrance hall, master bedroom with en-suite bathroom, second bedroom, fitted bathroom suite and a lovely open plan kitchen/living room which leads out to a westerly aspect balcony. This third floor apartment also benefits from double glazing and an allocated parking space within a secure gated car park. To fully appreciate the décor and accommodation on offer, please call at your earliest opportunity to book a viewing.



### COMMUNAL ENTRANCE

Security entry system, door to:-

### COMMUNAL HALL

Lift to all floors, door to apartment 21, access to communal landscaped gardens via second floor.

### ENTRANCE HALL

Storage cupboard housing consumer unit, security entry phone, radiator, laminate flooring, doors to all rooms.

### LOUNGE/DINER

Radiator, laminate flooring, double-glazed sliding doors leading to:-

### BALCONY

Westerly facing aspect, enclosed by glass panels and decked flooring.

### KITCHEN

Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching up stands, stainless steel one and a half bowl sink and drainer unit with mixer tap, built-in oven with halogen hob and extractor hood over, splashback, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, laminate flooring.

### BEDROOM ONE

Double glazed window to front elevation, radiator, built-in wardrobe, door to:-

### EN-SUITE

Modern fitted shower room with shower cubicle with thermostatic shower unit and rainfall shower head over, closed coupled WC, tiled to principal areas and laminate flooring.

### BEDROOM TWO

Double glazed window to front elevation, radiator, laminate flooring.

### BATHROOM

Fitted bathroom comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, closed coupled WC, pedestal mounted basin with mixer tap, heated towel radiator, tiled to principal areas and laminate flooring.

### PARKING

Secure, allocated underground parking.

### AGENTS NOTE:

### COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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 July 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Rendall & Rittner

**Balance of Lease:** 109 years remaining

**Ground Rent Charges:** £250 per annum

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** £2800 per annum (Heating & Water included)

**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.

THIRD 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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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