



## £179,995 Leasehold

TWO BEDROOM APARTMENT WITH PARKING, NO FORWARD CHAIN & AN EXTENDED LEASE! This second floor, two bedroom flat is offered to the market with allocated parking and no forward chain. The property, which is presented in a good order throughout, comprises lounge/diner, modern fitted kitchen, two bedrooms and bathroom with modern suite. This popular development can be found on the corner of Haslemere Road and Goldsmith Avenue meaning regular bus services run close by and Fratton mainline railway station is just a short stroll away. Contact us today to arrange an internal viewing.



**jdea.co.uk**

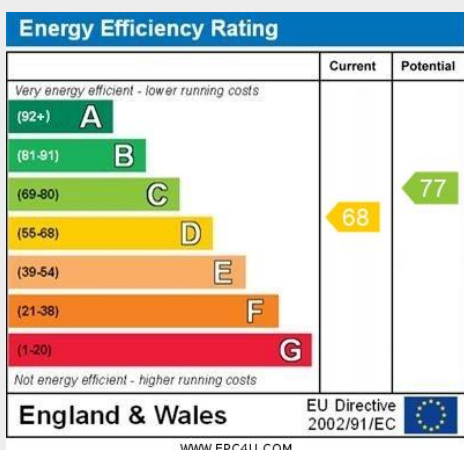
**f** @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



## COMMUNAL ENTRANCE

Security entry phone system, stairs to all floors, door to Flat 36.

## FRONT DOOR

Leading into:-

## ENTRANCE HALL

Built-in storage cupboard, carpeted, electric storage heater, doors to all rooms.

## LOUNGE

16' 3" x 13' 6" (4.96m x 4.14m)

Two double glazed windows to rear elevation, carpeted, electric storage heater.

## KITCHEN

8' 8" x 7' 4" (2.66m x 2.25m)

Fitted kitchen comprising a range of wall and base units incorporating roll top work surfaces, space for fridge/freezer, space and plumbing for washing machine, built-in oven and hob, double glazed window to side elevation, stainless steel sink and drainer unit with mixer tap, tiled to principal areas, vinyl flooring.

## BEDROOM ONE

11' 10" x 12' 0" (3.61m x 3.66m)

Double glazed bay window to front elevation, carpeted, built-in double wardrobe, electric storage heater.

## BEDROOM TWO

8' 8" x 7' 9" (2.66m x 2.37m)

Double glazed window to side elevation, carpeted, electric heater.

## BATHROOM

8' 8" x 5' 1" (2.66m x 1.55m)

Fitted suite comprising panel enclosed bath with glass screen and mixer shower over, WC, pedestal basin, tiled to principal areas, double glazed window to side elevation, vinyl flooring.

## OUTSIDE

Allocated parking space for one car, plus a visitors parking permit for one car.

## AGENTS NOTE:

## COUNCIL TAX

Band B.



# LEASE INFORMATION:



As of July 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** LSH Group Ltd.

**Balance of Lease:** 182 years remaining.

**Ground Rent Charges:** N/A

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

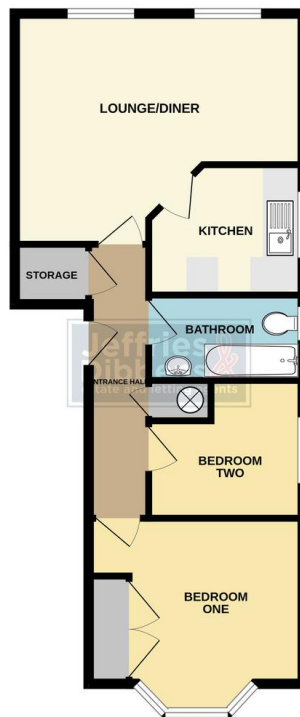
**Maintenance/Service Charges:** £1030 per annum

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** £291.48 per annum

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND 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 visited and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**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