

18 MILFORD COURT  
OLD CANAL, SOUTHSEA,  
PO4 8JA



**£135,000** Leasehold

TWO BEDROOM RETIREMENT FLAT WITH NO FORWARD CHAIN! A fantastic chance to buy a well-presented two bedroom retirement flat in a tucked away spot in Southsea. The property can be found within Milford Court, Old Canal, a great location for access to local shops, bus routes, Milton and Bransbury Park and the beach! This accommodation briefly comprises two bedrooms, stunning modern fitted kitchen, bathroom and a 14ft (approx.) lounge/diner with a bay window with open views overlooking the residents communal gardens. A residents private car park completes the appeal here and make this home really one to view! To avoid missing out, please call the Southsea branch to arrange an internal viewing!



### COMMUNAL ENTRANCE

Security intercom entry system, stairs and lift to first floor, door to flat 18.

### FRONT DOOR

Leading into:-

### HALLWAY

Security intercom system, doors to all rooms, storage heater, storage cupboard housing newly fitted water cylinder, loft access.

### BEDROOM TWO

9' 7" x 7' 10" (2.94m x 2.41m)

Double glazed window to front elevation, fitted wardrobe, carpeted.

### BEDROOM ONE

9' 7" x 10' 1" (2.94m x 3.08m)

Double glazed window to front elevation, storage heater, carpeted.

### BATHROOM

5' 5" x 6' 10" (1.67m x 2.09m)

Panel enclosed bath with mixer tap, electric shower unit, vanity unit housing wash basin with mixer tap, close coupled WC, tiled to principal areas and vinyl flooring.

### LOUNGE

12' 6" x 14' 7" (3.82m x 4.47m)

Double glazed bay window and double glazed window to rear elevation, storage heater, carpeted, opening to:-

### KITCHEN

8' 5" x 6' 10" (2.59m x 2.09m)

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, eye level oven, halogen hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and vinyl flooring, double glazed window to rear elevation.

### OUTSIDE

### PARKING

Car park on first come first serve basis.

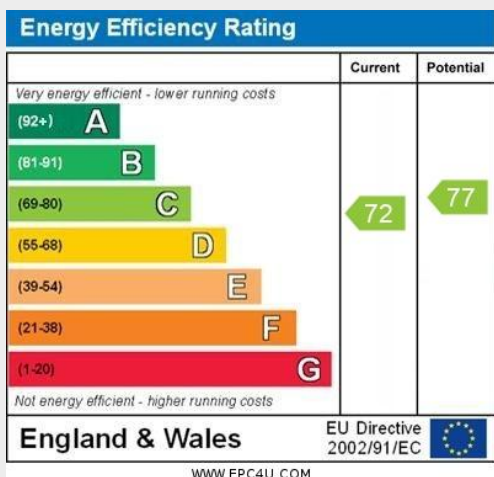
### COMMUNAL GARDEN

Residents communal gardens enclosed by wooden fence.

### 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:** Vivid.

**Balance of Lease:** 63 years remaining.

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

**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £167.83 per month (£2,018 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 here 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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