

**FLAT 4 ST CHRISTOPHER'S COURT
2 WAVERLEY ROAD,
SOUTHSEA, PO5 2PN**



£215,000 Leasehold

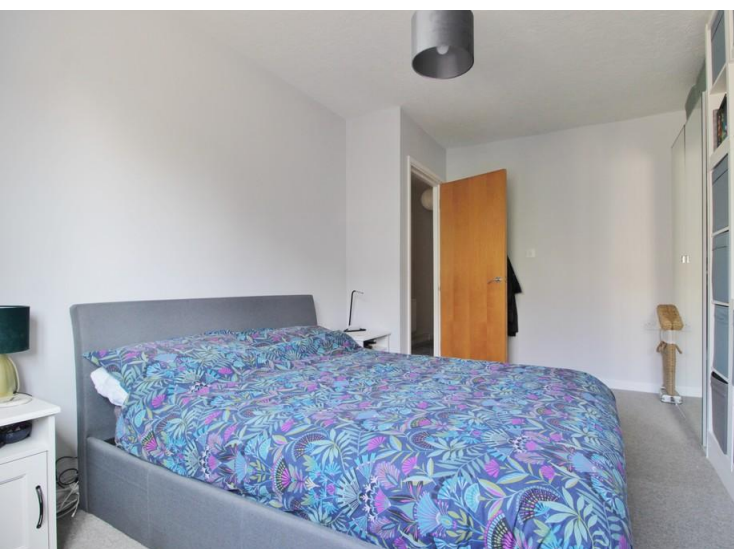
LOVELY TWO BEDROOM FLAT WITH PARKING! Located within just metres of the seafront and situated in a purpose built-block, is this two bedroom first floor apartment along Waverley Road. Well-presented throughout, the property briefly comprises; entrance hallway, fitted bathroom suite, two double bedrooms, dual aspect living/dining room and a lovely modern fitted kitchen. The elusive off road parking can be found to the rear of the property with one allocated space along with visitors parking bays. Additional benefits include gas central heating, double glazing and a LONG LEASE. We feel this an ideal property for first time buyers or investment purchasers, so please call at your earliest chance to book your viewing.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

COMMUNAL ENTRANCE

Security entry system, stairs to first floor, door to:-

HALLWAY

Doors to all rooms, security entry phone, carpeted, radiator, storage cupboard housing consumer unit.

BATHROOM

7' 1" x 8' 0" (2.16m x 2.45m)

Panel enclosed bath with central tap and electric shower unit, low level WC, vanity unit housing wash basin with storage, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

BEDROOM ONE

13' 0" x 9' 8" (3.97m x 2.95m)

Double glazed window to front elevation, carpeted, radiator, built-in cupboards.

BEDROOM TWO

9' 9" x 9' 4" (2.98m x 2.87m)

Double glazed window to front elevation, carpeted, radiator.

KITCHEN

7' 1" x 10' 4" (2.17m x 3.17m)

Lovely fitted 'Magnet' kitchen comprising a range of wall and base level units incorporating square edge work surfaces, ceramic sink and drainer unit with mixer tap, electric oven, induction hob with extractor hood, integral washing machine, space for fridge/freezer, laminate flooring, double glazed window to rear elevation.

LOUNGE/DINER

20' 6" x 9' 11" (6.27m x 3.04m)

Dual aspect double glazed windows, carpeted, radiator.

PARKING

One allocated parking space (numbered) plus visitor parking spaces.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of 19/08/2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Vivid Housing

Balance of Lease: 160 years remaining.

Ground Rent Charges: Included in Service Charge.

Ground Rent Review Period: Yearly review in September.

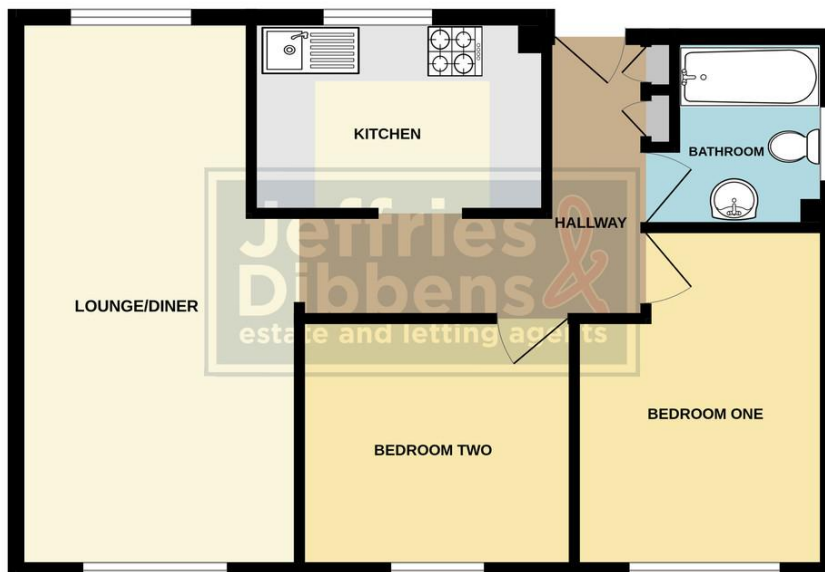
Maintenance/Service Charges: £1,869 per annum (£155.75 per month).

Maintenance /Service Charges Review Period: Every year in September.

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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