



**£168,000** Leasehold

TWO BEDROOM FLAT WITH NO FORWARD CHAIN! Situated within a short walk to the Seafront and Southsea Pier, is this first floor flat in Alhambra Road. Offered with no forward chain, the accommodation briefly comprises; entrance hall, two bedrooms, fitted bathroom suite, fitted kitchen and a spacious lounge/diner with bay window. We feel that the property is well-presented throughout and would make an ideal purchase for an owner occupier or investment purchase. Additional benefits include gas central heating and double glazing with double glazed sash windows to the front elevation. To fully appreciate this property, we advise an internal viewing at your earliest convenience.



### COMMUNAL ENTRANCE

Communal front door, security intercom system, stairs to Flat 20.

### HALLWAY

Doors to all rooms, carpeted, security intercom system, consumer unit, electric meter, fire alarm.

### BEDROOM TWO

12' 4" x 7' 7" (3.77m x 2.32m)  
Double glazed sash window to front elevation, radiator, carpeted.

### BEDROOM ONE

12' 4" x 11' 5" (3.77m x 3.50m)  
Double glazed window to rear elevation, radiator, carpeted, cupboard housing water heating system.

### BATHROOM

5' 5" x 7' 6" (1.67m x 2.31 m)  
Panel enclosed bath with mixer tap and shower attachment, glass shower screen, close coupled WC, pedestal mounted wash basin, panelled to principal areas and vinyl flooring, radiator, extractor fan.

### LOUNGE/KITCHEN

19' 1" into bay x 11' 0" (5.84m x 3.36m)  
Double glazed sash bay window to front elevation, radiator, Virgin media point, carpeted.

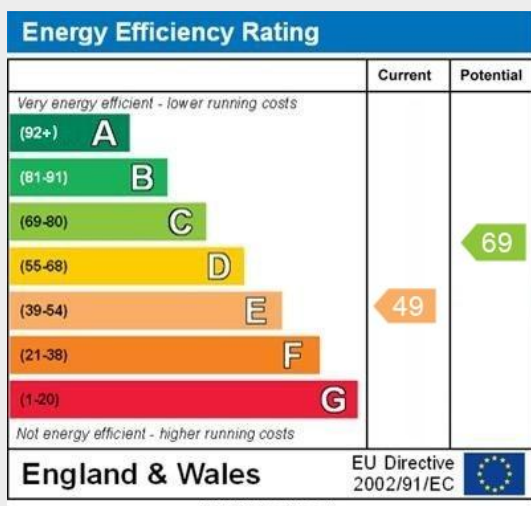
### KITCHEN AREA

Fitted kitchen comprising a range of wall and base level units comprising roll edge work, stainless steel sink and drainer unit with mixer tap, built-in oven and halogen hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and vinyl flooring.

### AGENTS NOTE:

### COUNCIL TAX

Band B.







# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Alhambra Road Management.

**Balance of Lease:** 106 Years remaining.

**Ground Rent Charges:** £200 per annum.

**Ground Rent Review Period:** Every 25 Years.

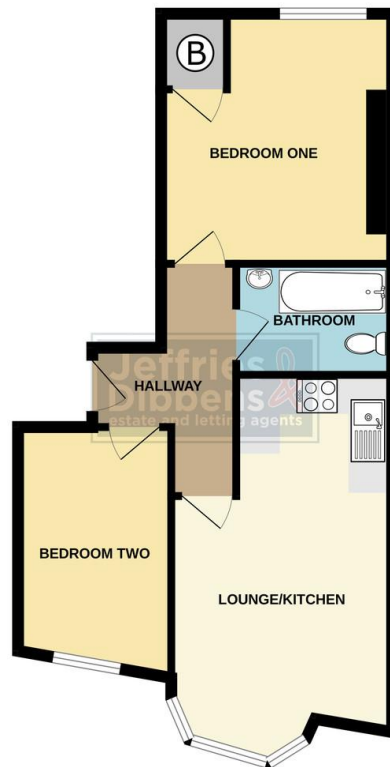
**Maintenance/Service Charges:** £1,293.64 per annum.

**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 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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