

FLAT 2 MAUREEN FOYE COURT
HASLEMERE ROAD, SOUTHSEA,
PO4 9DZ



£225,000 Leasehold

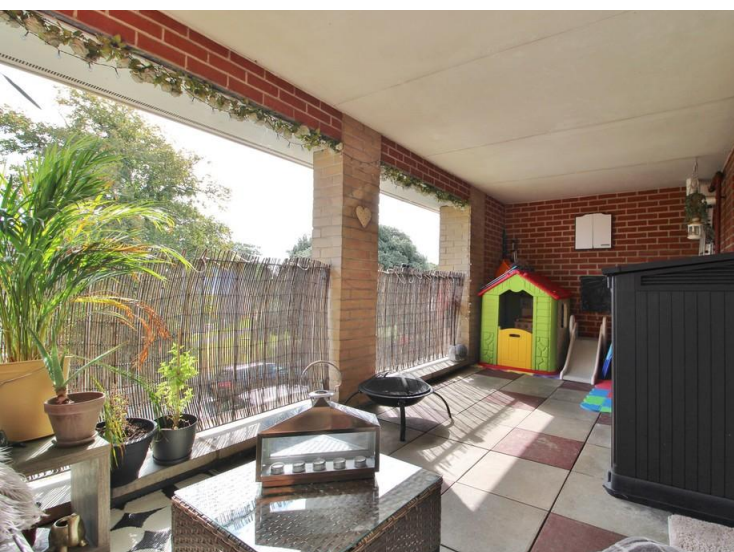
FIRST FLOOR FLAT WITH ALLOCATED OFF ROAD PARKING! A rare opportunity to purchase this first floor apartment situated within a purpose-built block along Haslemere Road, Southsea. The internal accommodation briefly comprises a spacious entrance hallway, two bedrooms, large fitted bathroom suite and a dual aspect lounge/diner with opening through to the fitted kitchen. The standout features for this well presented property are the rarely available allocated parking space plus a 20ft (approx.) private balcony with views of Highland Road Cemetery. Further benefits include gas central heating and double glazing throughout. Located just a short walk to the seafront, the hub of Albert Road and Canoe Lake, this home is not to be missed! Please contact us for further details.

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COMMUNAL ENTRANCE

Security entry phone system, post boxes, stairs to all floors, door to flat.

ENTRANCE HALL

Laminate flooring, radiator, doors to all rooms.

BEDROOM ONE

12' 9" excluding wardrobes x 8' 6" (3.91m x 2.61m)
Double glazed window to side elevation, laminate flooring, radiator, built-in wardrobes.

BEDROOM TWO

9' 4" x 7' 9" (2.86m x 2.37m)
Double glazed window to side elevation, laminate flooring, radiator.

BATHROOM

6' 7" x 8' 3" (2.01m x 2.53m)
Fitted bathroom suite comprising panel bath with mixer tap and thermostatic shower over, vanity unit incorporating hand basin and low level WC, towel rail radiator, vinyl flooring, tiled to principal areas.

LOUNGE/DINER

13' 6" x 12' 9" (4.13m x 3.89m)
Dual aspect double glazed windows, double glazed French doors to balcony, laminate flooring, vertical radiator, loft hatch, opening to:-

KITCHEN

7' 10" x 8' 5" (2.41m x 2.59m)
Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, spaces for free standing cooker and fridge/freezer, space and plumbing for washing machine, wall mounted boiler, tiled to principal areas, vinyl flooring, double glazed window to side elevation.

BALCONY

20' 4" x 8' 7" (6.20m x 2.62m)
Privately enclosed terraced, paved flooring, enclosed by metal railings, views overlooking Highland Road Cemetery.

PARKING

One off road allocated parking space.

OUTSIDE

Bike and bin storage.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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 September 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Vivid Homes.

Balance of Lease: 103 years remaining.

Ground Rent Charges: To be confirmed.

Ground Rent Review Period: To be confirmed.

Maintenance/Service Charges: £137.33 per month (£1,647.96 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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