

88A LAWRENCE ROAD,
SOUTHSEA,
PO5 1NZ



£169,995 Share of Freehold

GROUND FLOOR GARDEN FLAT! Situated on the corner of Lawrence Road and Darlington Road, this ground floor flat is offered to the market in a lovely condition and with a share of the freehold. The accommodation briefly comprises; private entrance, open plan kitchen/living room with breakfast bar and open fireplace, fitted bathroom suite and double bedroom with bay window. The home also offers a private garden with large shed, which is rarely available for this type of property. Ideally positioned with access to the hub of Albert Road, Fratton Train station and other local amenities. Gas central heating and double glazing complete the appeal. An internal viewing can be arranged by contacting the Southsea office along Marmion Road.



PRIVATE ENTRANCE

Wooden door to:-

HALLWAY

Laminate flooring, opening to:-

KITCHEN/LOUNGE

16' 8" x 13' 9" (5.1m x 4.2m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, ceramic sink with copper taps and drainer unit, electric oven, gas hob with extractor hood, space and plumbing for washing machine, breakfast bar, radiator, open fireplace with surround, picture rail, double glazed window to side elevation, double glazed double doors to garden.

LOBBY

Doors to bedroom and bathroom, built-in cupboard.

BATHROOM

Panel enclosed bath with wall mounted shower attachment over, pedestal mounted basin, low level WC, tiled to principal areas, radiator.

BEDROOM

13' 9" x 8' 6" (4.2m x 2.6m)

Double glazed bay window to front elevation, radiator, picture rail, built-in wardrobe with wall mounted boiler, carpeted.

GARDEN

Laid to paving with decked area, inset fire pit, large shed, enclosed by brick walls.

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	71	73
(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: Share of Freehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 98 years remaining.

Ground Rent Charges: £100 per annum.

Ground Rent Review Period: N/A.

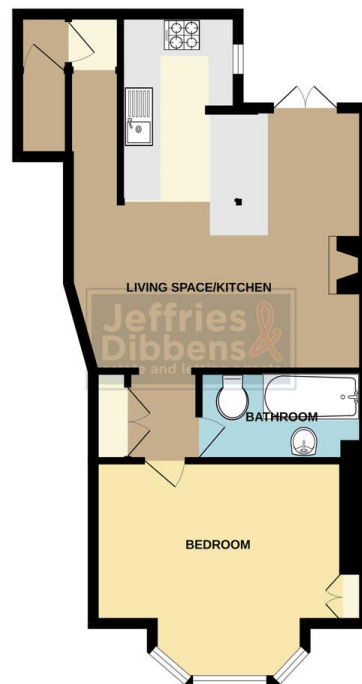
Maintenance/Service Charges: N/A.

Maintenance /Service Charges Review Period: N/A.

Building Insurance: £125.46 per annum.

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

GROUND 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 to assist in any prospective purchase. 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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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