



£129,995 Leasehold

FIRST FLOOR FLAT WITH NO FORWARD CHAIN! A one bedroom flat located in the popular area of St Andrews Road, central Southsea, in great proximity to all that Southsea has to offer including Albert Road with its numerous shops, cafes and eateries and of course the seafront! In our opinion this property would be ideal for either a first time buyer or an investor due to its potential. The accommodation comprises an entrance porch, 18ft (approx.) open-plan lounge/fitted kitchen, bathroom suite and a double bedroom. Benefiting from gas central heating, double glazing and no forward chain. Viewings can be arranged by contacting our office along Marmion Road.



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COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Stairs to first floor, door to flat 5.

PORCH

3' 0" x 5' 9" (0.92m x 1.77m)

Wall mounted electric meter and consumer unit, laminate flooring, door to:-

LOBBY

3' 2" x 6' 0" (0.98m x 1.84m)

Laminate flooring, mains wired smoke detector, doors to all rooms.

LIVING ROOM/KITCHEN

18' 1" into bay x 16' 11" at widest point (5.53m x 5.16m)

Double glazed window to front elevation, double glazed bay window to front elevation, radiator, laminate flooring, modern fitted kitchen comprising a range of wall and base level units incorporating wood work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, built-in oven with induction hob and extractor hood over, extractor fan, wall mounted 'Worcester' combination boiler.

BEDROOM

10' 9" x 8' 4" (3.29m x 2.55m)

Dual aspect double glazed windows, radiator, laminate flooring.

BATHROOM

6' 0" x 5' 8" (1.84m x 1.75m)

Panel enclosed bath with mixer tap, electric shower over, pedestal mounted basin, close coupled WC, fully tiled walls and vinyl flooring, extractor fan.

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	69	76
(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: Turnoak Properties Ltd & Covetree Developments Ltd

Balance of Lease: 101 years remaining

Ground Rent Charges: £150 per annum

Ground Rent Review Period: Every 50 years

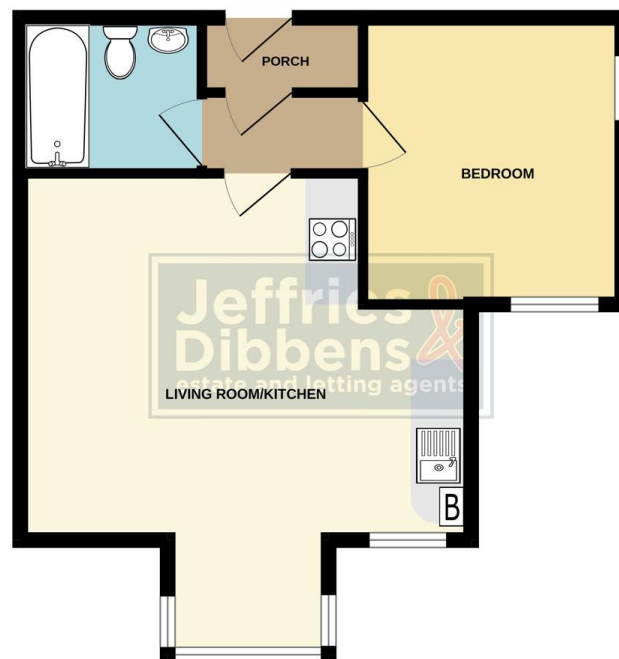
Maintenance/Service Charges: £100 per month

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/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 herein, 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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