



JUSTFLATS

15 HAYES COURT
34 VICTORIA ROAD NORTH,
SOUTHSEA,
PO5 1PX



£159,995 Leasehold

ALLOCATED OFF ROAD PARKING & NO FORWARD CHAIN IN GREAT CENTRAL LOCATION! An opportunity has arisen to buy in this purpose-built block situated along Victoria Road North, Southsea. The accommodation on offer comprises a 14ft (approx.) lounge/diner, fitted kitchen, bathroom and two bedrooms. Benefits include lift access, ALLOCATED PARKING, gas central heating, double glazing and LONG LEASE. This second floor, apartment is situated within striking distance of many of Southsea's amenities, including Palmerston and Marmion Road shops, cafes, bars, the seafront and the bustling hub of Albert Road! This Southsea property would also suit anyone looking to be well positioned for access to the University or train station. Contact us today to arrange an internal viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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			

COMMUNAL SECURITY ENTRANCE TO BUILDING

Lift and stairs to second floor, door to number 15.

DOUBLE GLAZED FRONT DOOR

Leading into:-

HALLWAY

Vinyl flooring, two built-in cupboards providing ample storage, doors to:-

KITCHEN

6' 5" x 12' 3" (1.98m x 3.75m)

Double glazed window to side elevation, fitted kitchen comprising a range of wall and base units incorporating roll top work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine, integral oven with electric hob over, tiled to principal areas and vinyl flooring, built-in storage cupboard, wall mounted combination boiler.

BEDROOM TWO

9' 10" x 6' 9" (3.00m x 2.07m)

Double glazed window to rear elevation, radiator, vinyl flooring.

BEDROOM ONE

11' 9" x 11' 11" (3.60m x 3.64m)

Double glazed window to front elevation, radiator, vinyl flooring.

BATHROOM

5' 8" x 7' 8" (1.74m x 2.34m)

Double glazed window to side elevation, modern fitted suite comprising panel enclosed bath with shower attachment, low level WC, wash basin, heated towel radiator, tiled to principal areas and vinyl flooring.

LOUNGE/DINER

14' 10" x 10' 10" (4.54m x 3.32m)

Double glazed window to front elevation, radiator, vinyl flooring.

RESIDENTS' CAR PARK

Found at the rear of the building. One allocated off road parking space (numbered), plus three additional communal spaces.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 156 years remaining.

Ground Rent Charges: None.

Ground Rent Review Period: N/A.

Maintenance/Service Charges: £1,257.88 per annum.

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.

SECOND 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 misstatement. 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

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk

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