

# FLAT 1 22 VICTORIA ROAD NORTH, SOUTHSEA, HAMPSHIRE PO5 1PX



# £149,999 Share of Freehold

CALLING ALL INVESTORS! \* CASH BUYERS ONLY \* Excellent investment opportunity. A shared freehold semi-basement flat with allocated off road parking currently arranged as a one bedroom flat and separate studio flat. Both units are currently let on separate AST's generating a joint annual income of £17,484. Both units are well-presented throughout, have double glazing, electric heating and washing/cooking facilities. Situated along Victoria Road North, Southsea, centrally positioned with great access to Albert Road, the beach and links out of the city. Contact our Southsea branch for more information and to book an internal viewing.





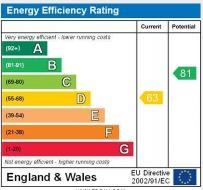












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### PRIVATE ENTRANCE

Steps down, door to:-

# **HALLWAY**

23' 2" x 4' 9" (7.08m x 1.46m)
Carpeted, doors to back flat and front studio.

# **REAR FLAT:**

### **BEDROOM**

7' 10" x 13' 8" (2.41m x 4.17m)

Dual aspect double glazed windows, electric heater, carpeted, door to:-

# LOUNGE/KITCHEN

11' 2" at widest point x 13' 6" (3.41m x 4.14m)

Double glazed window to side elevation, electric heater, carpeted, base level units incorporating work surfaces, stainless steel sink and drainer unit, double electric hob, space for under counter fridge, tiled to principal areas and vinyl flooring, door to:-

# **SHOWER ROOM**

3' 4" x 5' 8" (1.03m x 1.74m)

Shower cubicle with shower, wall mounted wash basin, close coupled WC, fully tiled walls.

# **FRONT STUDIO:**

# **HALLWAY**

10' 5" x 3' 5" (3.19m x 1.06m) Doors to all rooms, carpeted.

# LOUNGE/BEDROOM

17' 1" into bay x 12' 9" into recess (5.21m x 3.89m) Double glazed bay window to front elevation, electric heater, carpeted.

# KITCHEN/DINER

19' 7" x 4' 11" (5.97m x 1.52m)

Double glazed window to side elevation, range of base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for tall fridge/freezer, tiled to principal areas and vinyl flooring, ample room for dining table and chairs.

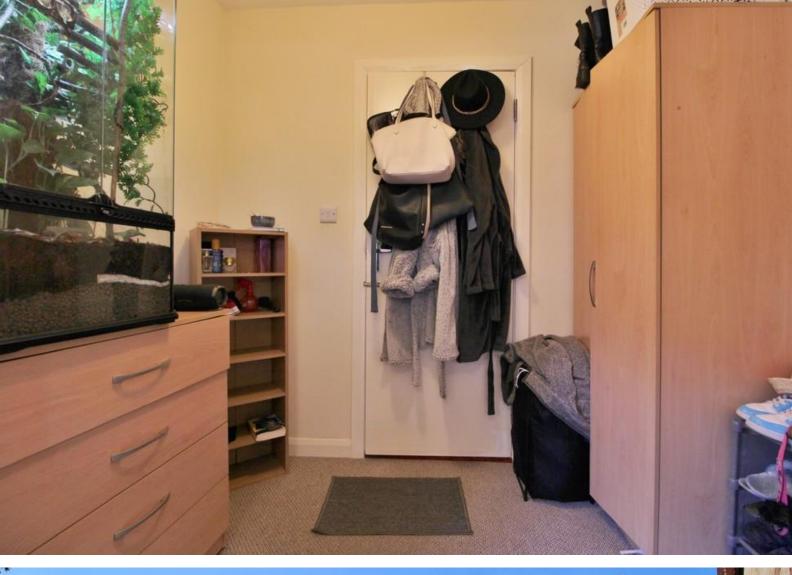
# **SHOWER ROOM**

6' 10" x 9' 10" (2.10m x 3.01m)

Shower cubicle with shower, close coupled WC, pedestal mounted wash basin, tiled to principal areas and tiled flooring, domestic hot water cylinder.

## **PARKING**

One allocated off road parking space.





# **LEASE INFORMATION:**

As of January 2025, the vendor has informed us that the lease

details are as follows:-

Tenure: Share of Freehold.

Landlord/Managing Agent: 22 Victoria Road North.

Balance of Lease: 964 years remaining (999 years from 25/03/1990).

Ground Rent Charges: N/A.

Ground Rent Review Period: N/A.

Maintenance/Service Charges: £500.

Maintenance /Service Charges Review Period: None planned.

**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.



Whist every attempt has been made to ensure the accuracy of the tooppan contained neer, measurement of doors, windows, rooms and any other items are approximate and no responsibility in staken for any retroomission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and angilances shown have not been tested and no guarantie as to their operability or efficiency can be given.

**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

