

FLAT 3
12 WAVERLEY ROAD, SOUTHSEA,
HAMPSHIRE, PO5 2PF



£170,000 Share of Freehold

FIRST FLOOR FLAT WITH SHARE OF FREEHOLD & NO FORWARD CHAIN! This property is located along Waverley Road, Southsea, just moments away from the hub of Albert Road and the seafront! Offered with no forward chain, we feel this would make an ideal purchase for a first time or investment purchaser. The accommodation briefly comprises; entrance hall, two bedrooms, fitted bathroom suite and an open plan kitchen/living room. Additional benefits include gas central heating, double glazing, a share of freehold and communal store room. An internal viewing is highly advised at your earliest convenience.

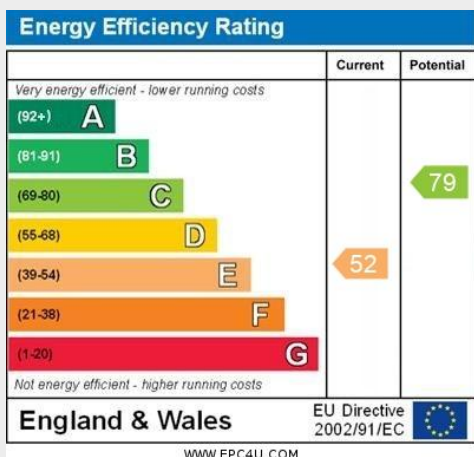


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COMMUNAL ENTRANCE

Stairs up to wooden communal door.

COMMUNAL HALL

Stairs to all floors, communal storage room, door to:-

HALL

Doors to all rooms, security intercom system, consumer unit.

BEDROOM ONE

9' 7" x 11' 8" (2.93m x 3.56m)

Double glazed window to rear elevation, carpet throughout, radiator.

BATHROOM

4' 9" x 8' 2" (1.45m x 2.49m)

Fitted bathroom suite comprising panel enclosed bath with central taps and shower attachment, pedestal hand basin, low level WC, vinyl flooring, tiled to principal areas, radiator.

BEDROOM TWO

11' 0" x 5' 10" (3.37m x 1.80m)

Double glazed window to front elevation, carpet throughout, radiator, cupboard housing wall mounted boiler.

KITCHEN/LIVING ROOM

15' 2" x 11' 7" (4.64m x 3.55m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, gas hob with extractor hood over, electric oven, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas, tiled flooring in kitchen area, laminate flooring in the lounge area, radiator, double glazed windows to front elevation.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of 14/01/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold.

Landlord/Managing Agent: Priors Property Management.

Balance of Lease: 102 years remaining.

Ground Rent Charges: N/A.

Ground Rent Review Period: N/A.

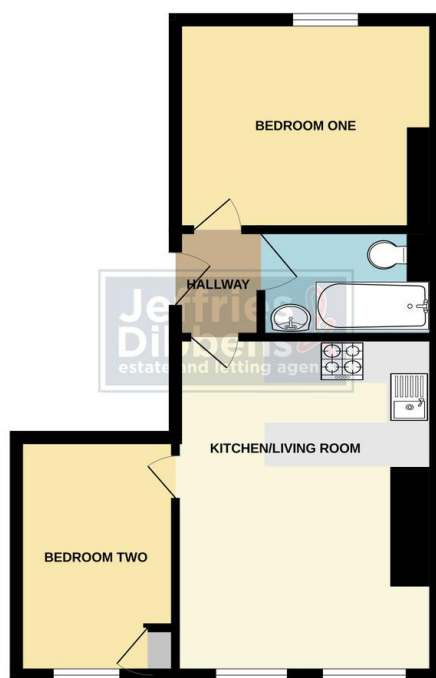
Maintenance/Service Charges: £2,048.75 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within 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 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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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