


96B SOMERS ROAD,
SOUTHSEA,
PO5 4PY



£175,000 Leasehold

INVESTMENT BUYERS - TWO BEDROOM FLAT WITH NO FORWARD CHAIN! This first floor flat is located along Somers Road, Southsea, and is offered to the market with no forward chain. The accommodation on offer briefly comprises; entrance hallway, two double bedrooms, fitted bathroom, lounge/diner and fitted kitchen. Additional benefits include gas central heating, double glazing throughout, and lease with a 89 year lease! The current tenancy is fixed until December 2025 generating £920 pcm. We feel this property would make a great investment purchase, so please call to arrange your internal viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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		

COMMUNAL FRONT DOOR

Leading into:-

COMMUNAL HALLWAY

Stairs to first floor, door to Flat B.

HALLWAY

Doors to all rooms, radiator.

LOUNGE

12' 6" x 13' 1" (3.83m x 3.99m)

Double glazed window to front elevation, radiator, built-in cupboard housing meters.

BEDROOM ONE

10' 0" x 12' 3" (3.05m x 3.75m)

Double glazed window to rear elevation, radiator.

KITCHEN

11' 10" x 5' 1" (3.63m x 1.55m)

Double glazed window to side elevation, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, space for cooker with extractor hood over, space for fridge/freezer, stainless steel sink and drainer unit, tiled to principal areas, wall mounted combination boiler, space and plumbing for washing machine.

BEDROOM TWO

8' 2" x 9' 1" (2.50m x 2.79m)

Double glazed window to rear elevation, radiator.

BATHROOM

5' 11" x 5' 0" (1.81m x 1.54m)

Obscure double glazed window to side elevation, panel enclosed bath with shower over, close coupled WC, pedestal mounted basin, tiled to principal areas, extractor fan, heated towel rail.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Sinclair Gardens Investments.

Balance of Lease: 89 years remaining.

Ground Rent Charges: £150 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £475 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: £303 per annum.

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



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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