

15 KEYES COURT
ALBERT ROAD, SOUTHSEA,
HAMPSHIRE, PO5 2SS



£120,000 Leasehold

CENTRAL ALBERT ROAD LOCATION!!! A two bedroom, purpose built second floor RETIREMENT flat situated in the hub of Albert Road, with all its amenities and transport links. The accommodation briefly comprises; two bedrooms, an open plan kitchen/living room with modern fitted kitchen and shower room. Benefits include double glazing, electric heating and no forward chain. The property has the advantage of a communal south facing roof terrace and emergency care pull cord system. An internal viewing is strongly advised on this prime positioned property. An internal viewing can be arranged by calling the busy Southsea office.



jdea.co.uk

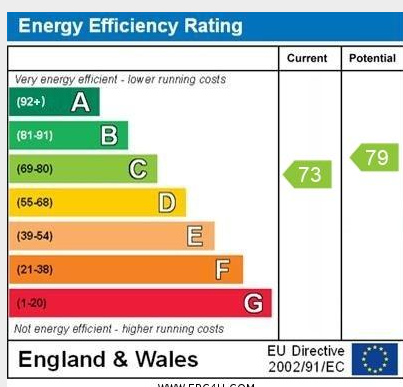
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COMMUNAL ENTRANCE

Gated entrance with security entry system, door to:-

COMMUNAL HALL

Lift and stairs to all floors, obscure double glazed PVCu door to:-

HALLWAY

Doors to all rooms, storage cupboard, carpeted.

SHOWER ROOM

6' 0" x 5' 9" (1.85m x 1.76m)

Shower cubicle with electric shower unit, wall mounted wash basin, low level WC, emergency pull cord, tiled to principal areas and tiled flooring.

BEDROOM ONE

12' 9" x 7' 10" (3.90m x 2.39m)

Double glazed window to side elevation, carpeted, electric radiator, emergency pull cord.

BEDROOM TWO

12' 6" x 6' 5" (3.83m x 1.98m)

Double glazed window to side elevation, carpeted, electric radiator.

KITCHEN/LOUNGE

21' 9" x 9' 8" (6.65m x 2.97m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, electric hob with extractor fan, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, electric radiator, carpeted, double glazed window to side elevation.

OUTSIDE

Communal south facing roof terrace, ground floor communal garden area.

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: Vivid

Balance of Lease: 65 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

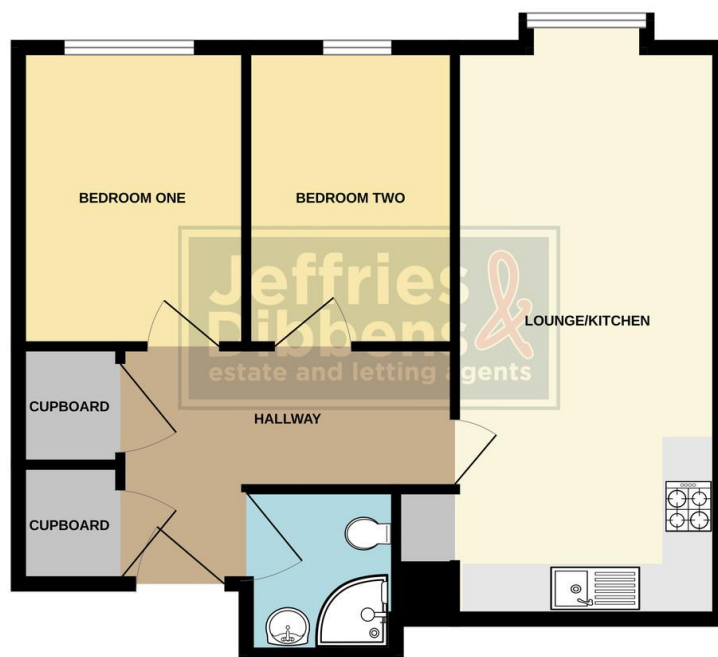
Maintenance/Service Charges: £2,640 per annum.

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.

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 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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OFFICE ADDRESS

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