

FLAT 11
12 HAMPSHIRE TERRACE,
PORTSMOUTH,
PO1 2QZ



£160,000 Leasehold

ONE BEDROOM MAISONETTE IN POPULAR LOCATION! This maisonette is ideally positioned along Hampshire Terrace, with Portsmouth University and many other local amenities on your doorstep. The accommodation which is arranged over three floors, briefly comprises; entrance hall, fitted kitchen/diner, living room, fitted bathroom and double bedroom with skylight window. Currently tenanted until June 2025, the property is offered to the market with no forward chain, gas central heating and double glazing. An ideal first time or investment purchase, we highly advise an internal viewing to appreciate the location and home on offer.



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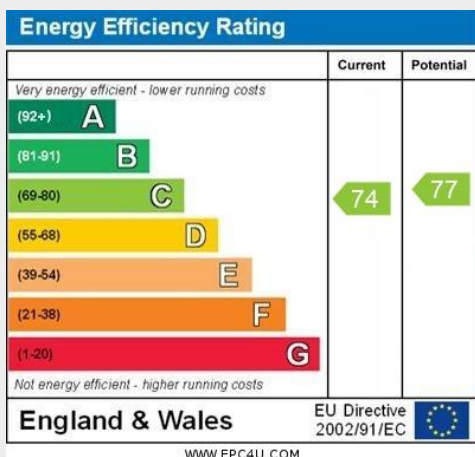
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COMMUNAL ENTRANCE

Security intercom system, stairs to all floors, door to:-

HALLWAY

Stairs to upper floor, carpeted, storage cupboard.

KITCHEN/DINER

10' 11" x 7' 7" (3.33m x 2.32m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood over, integral washing machine and fridge/freezer, cupboard housing boiler, tiled to principal areas and laminate flooring, double glazed window to side elevation.

LOUNGE

11' 10" x 10' 2" (3.63m x 3.10m)

Double glazed window to side elevation, carpeted, radiator.

FIRST FLOOR LANDING

Stairs to bedroom, door to:-

BATHROOM

8' 0" x 4' 6" (2.44m x 1.39m)

Panel enclosed bath with wall mounted telephone style shower attachment, low level WC, pedestal mounted wash basin, radiator, window to side elevation.

BEDROOM

14' 5" x 12' 1" (4.40m x 3.70m)

Skylight window to side elevation, carpeted, radiator.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Parkfords Management.

Balance of Lease: 102 years remaining.

Ground Rent Charges: £100 per annum.

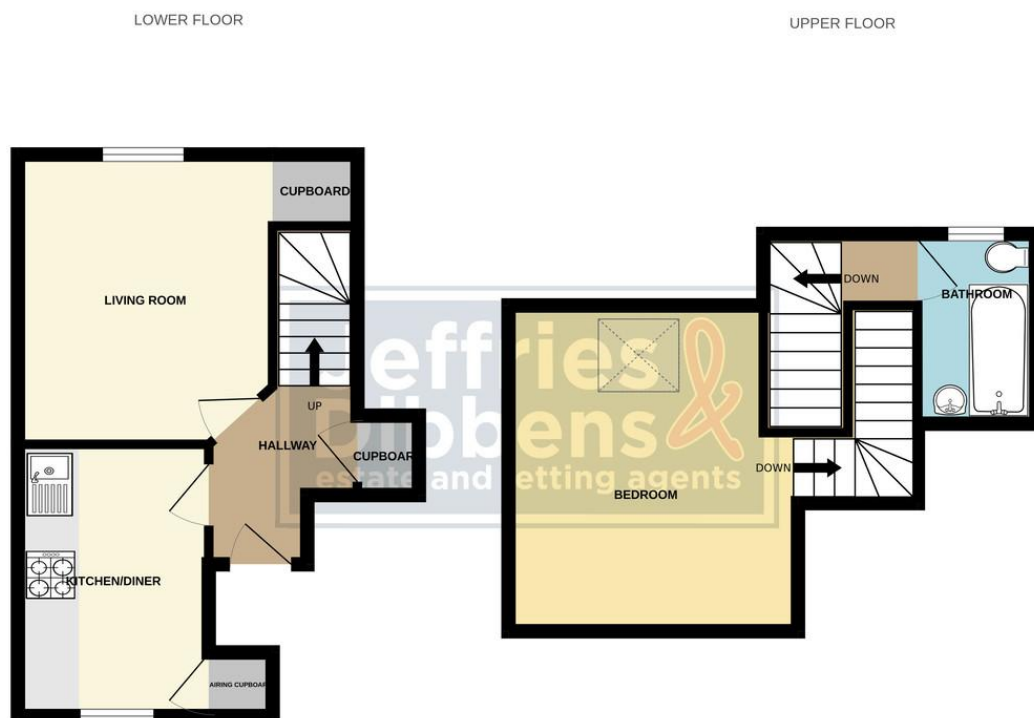
Ground Rent Review Period: September each year.

Maintenance/Service Charges: £1979.00 per annum.

Maintenance /Service Charges Review Period: September each year.

Building Insurance: £741.37 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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