

12 VISTA
FRATTON WAY, SOUTHSEA,
PO4 8FD



£169,995 Leasehold

MODERN TWO BEDROOM APARTMENT WITH PARKING & NO FORWARD CHAIN! Situated in the prominent building of Vista along Fratton Way, is this two bedroom apartment. Offered to the market with no forward chain, the accommodation on offer briefly comprises; entrance hall, two double bedrooms, en-suite bathroom to master, family bathroom suite and an open plan kitchen/living room. A real benefit for the home is the westerly aspect balcony and the allocated parking space. Gas central heating and double glazing complete the appeal for the property. Located within close proximity to an abundance of local amenities, we feel this would make an ideal first time or investment purchase. Viewings can be arranged by contacting our Southsea office along Marmion Road.



jdea.co.uk

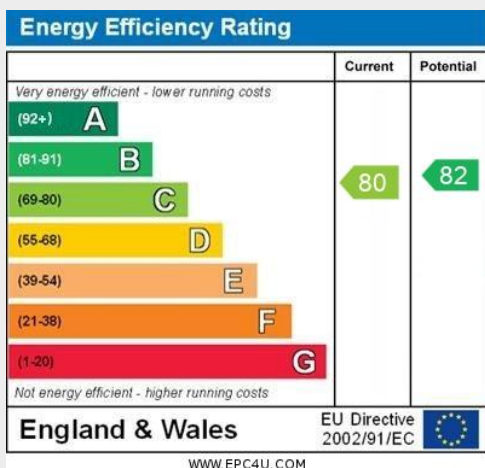
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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALLWAY

Lift to all floors, door to apartment 12, access to communal landscaped gardens via second floor.

ENTRANCE HALL

Doors to all rooms, carpeted, storage cupboard.

LOUNGE

15' 4" x 11' 8" (4.69m x 3.56m)

Double glazed sliding door to balcony, carpeted, radiator, opening to:-

KITCHEN

7' 8" x 8' 0" (2.34m x 2.44m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven, electric hob with extractor hood over, integral fridge/freezer, space and plumbing for washing machine, vinyl flooring.

BATHROOM

7' 0" x 8' 5" (2.15m x 2.59m)

Panel enclosed bath with shower attachment, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas and vinyl flooring.

BEDROOM TWO

11' 7" x 8' 10" (3.54m x 2.71m)

Double glazed window to front elevation, radiator, carpeted.

BEDROOM ONE

15' 7" x 8' 9" (4.77m x 2.69m)

Double glazed window to front elevation, radiator, carpeted, built-in wardrobes, door to:-

EN-SUITE

7' 0" x 6' 5" (2.14m x 1.98m)

Shower cubicle with thermostatic shower, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas and vinyl flooring.

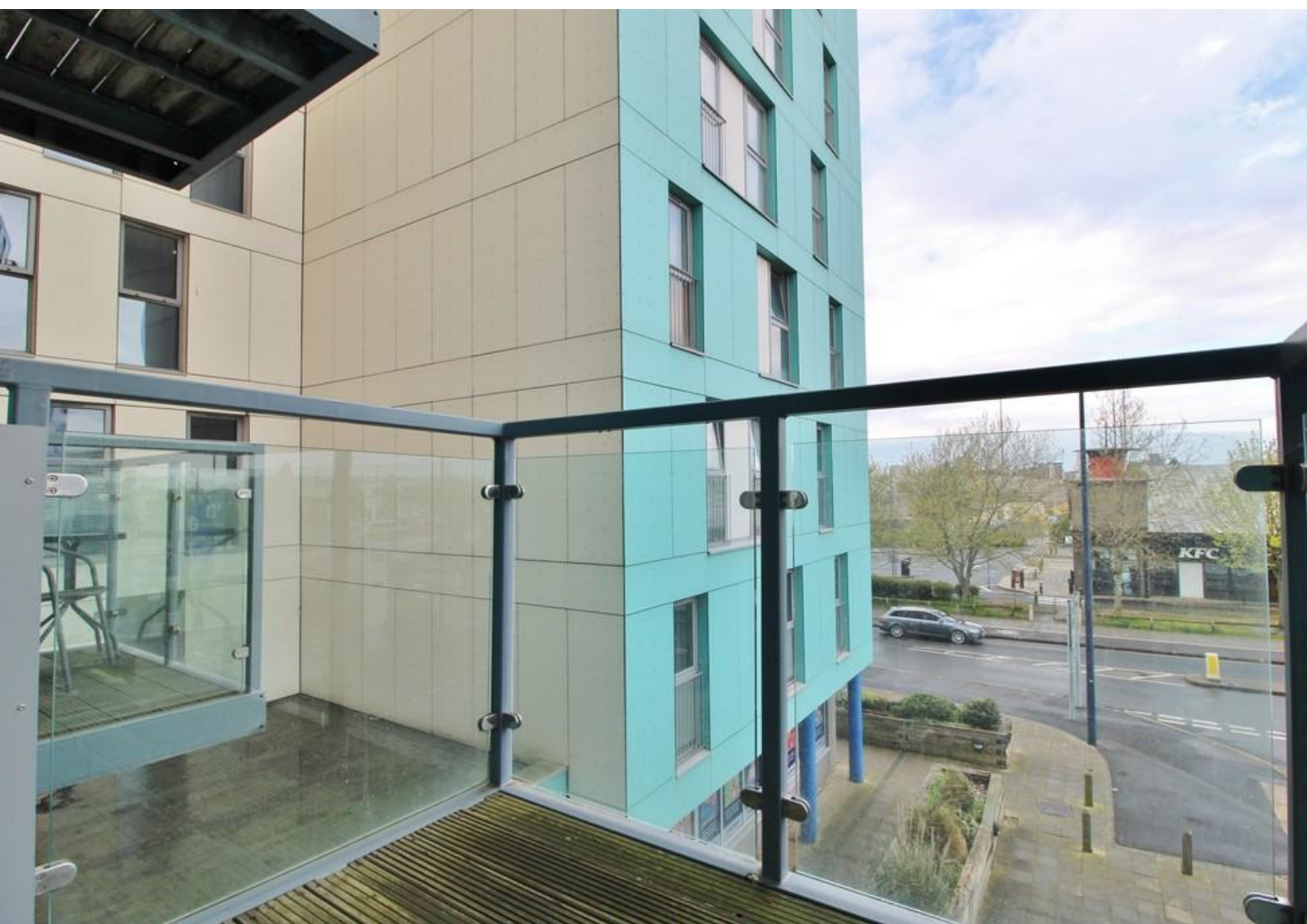
BALCONY

Westerly facing aspect, enclosed by glass panels.

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: Rendall & Rittner Ltd.

Balance of Lease: 108 years remaining.

Ground Rent Charges: £250 per annum.

Ground Rent Review Period: Every 25 years.

Maintenance/Service Charges: £3,832 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charges.

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 misstatement. 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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