

6 DICKENS HOUSE  
GISORS ROAD, SOUTHSEA,  
HAMPSHIRE,  
PO4 8GW



**£174,995** Leasehold

FIRST FLOOR APARTMENT WITH PARKING & NO FORWARD CHAIN! Located within the popular Gisors Road development, is this two bedroom apartment in Dickens House. Positioned on the first floor of this purpose-built block, the accommodation briefly comprises; entrance hall with cupboards, two double bedrooms with en-suite bathroom to master, lovely fitted shower room, modern kitchen and 22ft (approx.) living room with private balcony. The property also benefits from double glazing, electric heating, tendered communal gardens, and an allocated parking space. We feel this would make an ideal purchase for an owner occupier or as an investment purchase. Viewing strictly by appointment, which can be arranged by contacting the Southsea office along Mamion Road.



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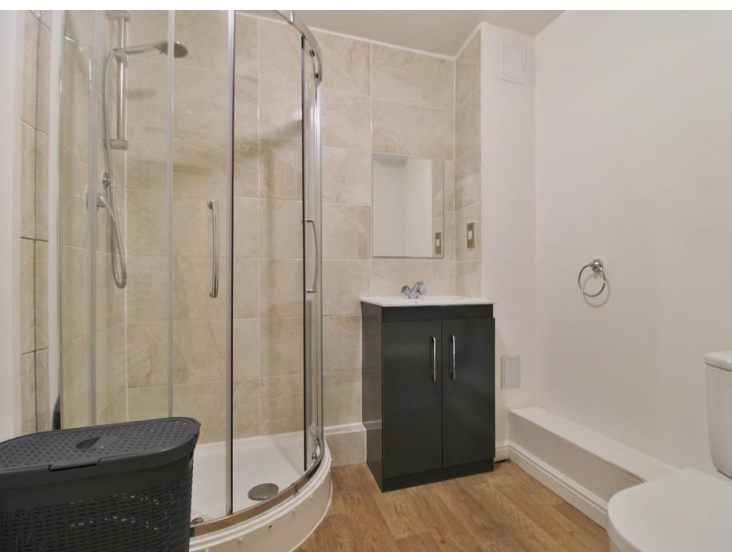
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EPC Graph to follow

## COMMUNAL DOOR TO BUILDING

Door to flat 6.

## ENTRANCE HALL

Doors to all rooms, carpeted, electric radiator, storage cupboards (one housing hot water tank).

## SHOWER ROOM

6' 7" x 6' 10" (2.03m x 2.10m)

Shower cubicle with thermostatic shower, wall mounted wash basin, concealed cistern WC, heated towel rail, tiled to principal areas and vinyl flooring.

## BEDROOM TWO

12' 10" x 8' 0" (3.92m x 2.46m)

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

## BEDROOM ONE

8' 11" x 17' 1" (2.74m x 5.22m)

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

## EN-SUITE

6' 3" x 5' 6" (1.93m x 1.70m)

Panel enclosed bath with central tap, thermostatic shower with oversized shower head, concealed cistern WC, vanity unit incorporating wash basin and storage, heated towel rail.

## KITCHEN

6' 9" x 9' 8" (2.06m x 2.95m)

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, space for fridge/freezer, space and plumbing for washing machine, electric radiator, vinyl flooring.

## LIVING ROOM

22' 8" x 11' 3" (6.91m x 3.45m)

Carpeted, electric radiators, double glazed sliding doors to:-

## BALCONY

Wooden flooring, enclosed by glass panels, with views down Cromarty Avenue.

## AGENTS NOTE:

## COUNCIL TAX

Band C.





# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Bartley Management.

**Balance of Lease:** 135 years remaining.

**Ground Rent Charges:** £200 per annum.

**Ground Rent Review Period:** December 2029, then every 25 years thereafter.

**Maintenance/Service Charges:** £2337.84 per annum.

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** Included in Maintenance/Service Charges. Water also included.

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 herein, 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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PO5 2DT

## OFFICE DETAILS

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