



## £170,000 Leasehold

TWO BEDROOM CENTRAL SOUTHSEA FLAT WITH NO FORWARD CHAIN! A purpose-built ground floor flat, located just south of Albert Road. The well-presented accommodation comprises; a 15ft (approx.) lounge, fitted bathroom, two bedrooms and a fitted kitchen. Benefits include double glazing throughout, electric heating, secure phone entry door and communal car park with allocated parking to the rear (each new resident must apply for a guaranteed parking space upon ownership of property). Found within close proximity to all amenities of Albert Road and a short stroll to Marmion Road. Contact our Southsea branch today to arrange to take a look.



## ENTRANCE

Wooden door to:-

## HALLWAY

Doors to all rooms, security intercom system, handrail, cupboard housing water heater, cupboard housing consumer unit and electric meter, laminate flooring.

## KITCHEN

8' 2" x 6' 1" (2.49m x 1.86m)

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, built-in oven, induction hob with extractor fan over, space for fridge, space and plumbing for washing machine, double glazed window to rear elevation, tiled to principle areas, laminate flooring.



## LOUNGE

15' 3" x 9' 10" (4.66m x 3.00m)

Double glazed window to front elevation, electric fireplace with surround, storage heater, laminate flooring.



## BEDROOM ONE

11' 9" at widest point x 9' 3" (3.60m x 2.84m)

Double glazed window to front elevation, laminate flooring.

## BEDROOM TWO

8' 2" x 9' 5" at widest point (2.49m x 2.88m)

Double glazed window to rear elevation, wall mounted electric radiator, laminate flooring.

## WET ROOM

Wet-room style shower with electric shower unit and assisted seat, closed coupled WC, pedestal wash basin, heated towel rail, tiled to principle areas.

## OUTSIDE

Communal bicycle storage, off road parking (each new resident must apply for a guaranteed parking space upon ownership of property).

## AGENTS NOTE:

## COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of September 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Vivid Housing.

**Balance of Lease:** 152 years remaining.

**Ground Rent Charges:** Included within Maintenance/Service charge.

**Ground Rent Review Period:** Last reviewed June 2024.

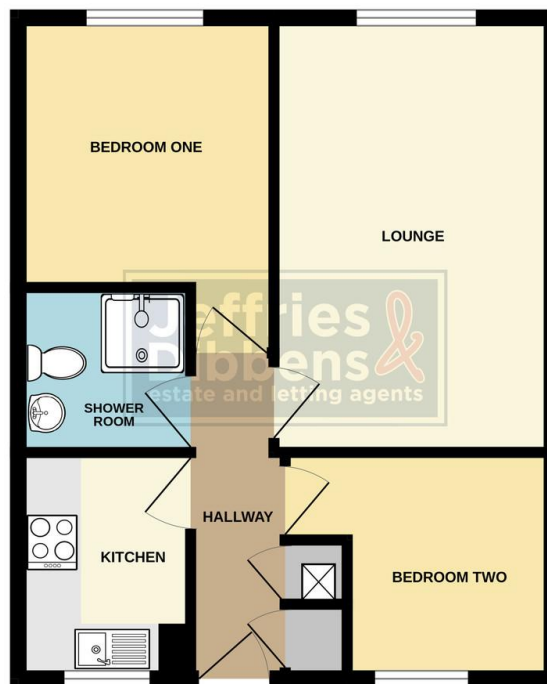
**Maintenance/Service Charges:** £161.46 per month (£1,937.52 annually).

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within Maintenance/Service charge.

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

GROUND 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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## OFFICE DETAILS

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