

66 EAST LODGE PARK, FARLINGTON
PORTSMOUTH



£189,995 Leasehold

We are delighted to introduce this spacious second-floor apartment in the desirable East Lodge Park, Farlington. This charming property features two well-proportioned bedrooms, including a master bedroom that benefits from a private balcony and shower. The bright and airy lounge extends onto a south-facing balcony, perfect for enjoying natural light throughout the day. A kitchen and bathroom complete the interior. Additionally, the property offers the convenience of a garage, situated within easy reach for access.



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COMMUNAL ENTRANCE

Stairs to second floor, front door to property.

HALLWAY

KITCHEN

10' 9" x 7' 9" (3.28m x 2.36m)

BEDROOM ONE

12' 3 max" x 11' 00" (3.73m x 3.35m)

Access to balcony.

BEDROOM TWO

10' 9" x 7' 8" (3.28m x 2.34m)

LOUNGE

16' 6" x 10' 9" (5.03m x 3.28m)

Access to Balcony.

GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	36 F	
1-20	G		



LEASE INFORMATION:



As of 21/05/2025 the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Burns Hamilton Management Services

Balance of Lease: 163 years as of 21/05/2025

Ground Rent Charges: N/A

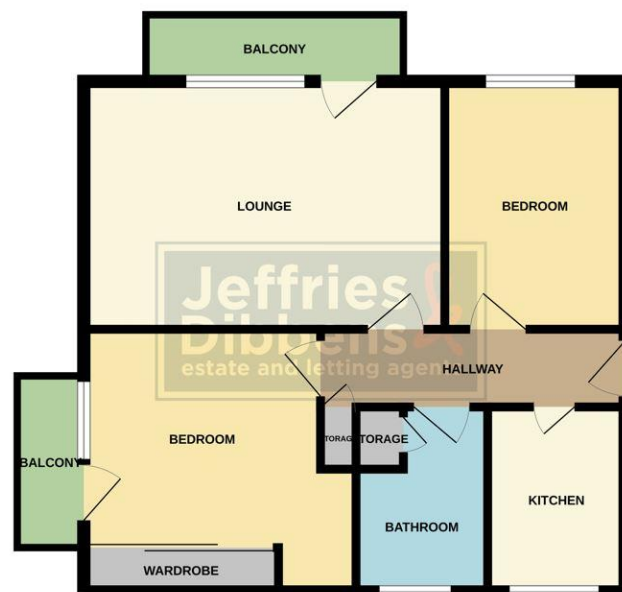
Ground Rent Review Period:

Maintenance/Service Charges: £2044.00 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance charges

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 description contained herein, measurements of rooms, 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 quality or efficiency can be given.

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