



**JUSTFLATS**

# FLAT 3 SOUTHWICK HOUSE COTTON ROAD, PORTSMOUTH, PO3 6FG



**£165,000** Leasehold

GROUND FLOOR FLAT WITH ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale, this two bedroom, ground floor flat located in Cotton Road, Milton. Accommodation comprises a 19ft living room/kitchenette, a fitted bathroom and two bedrooms, the main bedroom benefitting from an en-suite, shower room. Additional features include internal storage, double glazing throughout, double glazing throughout and external bin storage. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth to book in today.

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## COMMUNAL ENTRANCE

Front door to:-

## HALLWAY

Door to all rooms, cupboard housing wall mounted fuse board and electric meters.

## BEDROOM ONE

9'2" narrowing to 3'5" x 12'5" plus storage space' (2.82m x 3.66m)

PVC double glazed window to rear aspect, radiator, door to ensuite.

## ENSUITE

Pedestal wash basin, close coupled WC, stainless steel heated towel rail, walk in shower cubicle, extractor fan.

## BEDROOM TWO

9' 5" x 6' 9" (2.87m x 2.06m)

PVC double glazed window to rear aspect, radiator.

## BATHROOM

Pedestal wash basin, close coupled WC, bath, stainless steel heated towel rail, tiled to principle area, extractor fan.

## KITCHEN/LIVING SPACE

16'6" narrowing to 9'5" x 21'4" narrowing to 14'9" (5.11m x 6.76m)

PVC double glazed window to rear aspect and to side aspect, two radiators, breakfast bar, range of wall and base units, roll top work surfaces, electric oven, gas hob, overhead extractor fan, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, tiled to principle area, cupboard housing wall mounted 'Vaillant ' combination boiler, laminate flooring, space for under counter fridge, space for under counter freezer.

## EXTERNALLY

Allocated parking space, bike storage

## COUNCIL TAX BAND - B

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



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Remus Management Service

**Balance of Lease:** as of 2008 for 125 Years (107 Years left)

**Ground Rent Charges:** £250 per Annum

**Ground Rent Review Period:** Unknown

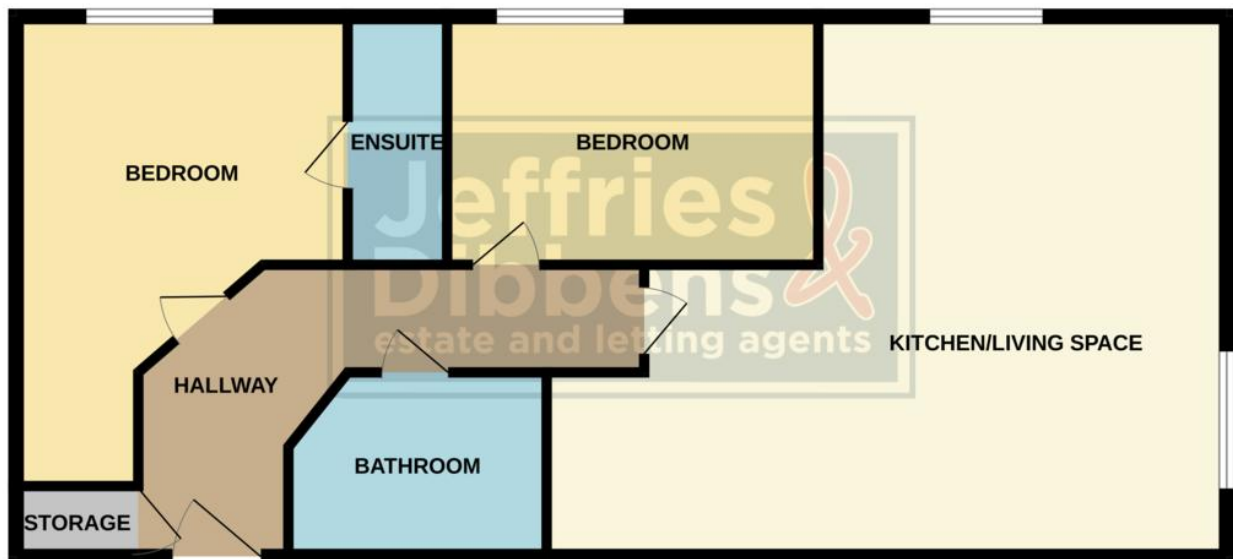
**Maintenance/Service Charges:** £128.33 per Month - £1539.96 per Annum

**Maintenance /Service Charges Review Period:** per Annum

**Building Insurance:** Included in service charge cost

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

## GROUND FLOOR



### OFFICE ADDRESS

112/114 London Road, Portsmouth,  
Hampshire, PO2 0LZ

### OFFICE DETAILS

023 9266 1662  
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**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH