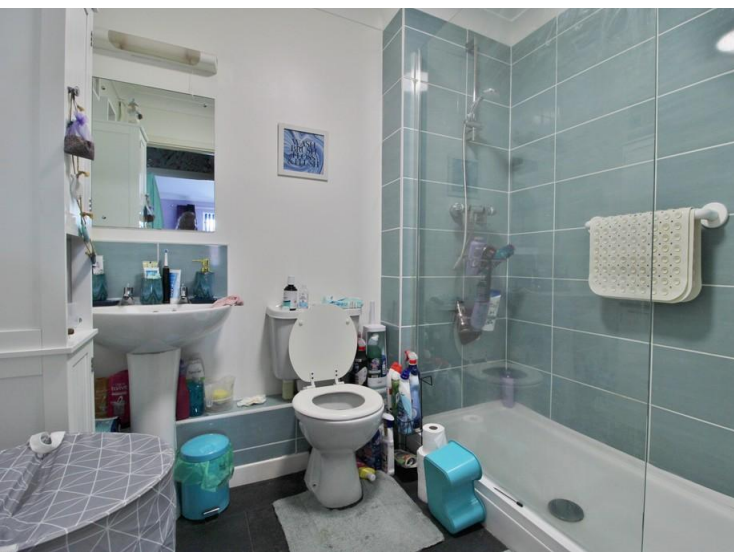




£54,250 Leasehold

*** SHARED OWNERSHIP*** ONE BEDROOM APARTMENT WITH PARKING! This second floor apartment can be found in Dymond House, a popular modern purpose-built block within the residential development on Gisors Road. The internal accommodation briefly comprises; entrance hall with storage cupboards, contemporary shower room, double bedroom, fitted kitchen which opens through to the light and airy living room, with the addition of a southerly aspect balcony. A real benefit for the home, is the allocated parking space, which is highly desirable in this location. Ideally situated for any purchaser with Eastney shopping area close by and convenient access out of the city via the Eastern Road. Additional benefits include gas central heating and double glazing throughout. This property is also offered for sale at a 35% shared ownership on a part rent, part buy basis. For further information, please contact the Southsea office.



COMMUNAL ENTRANCE

Secure intercom, door to:-

COMMUNAL HALL

Lift and stairs to all floors, door to:-

BATHROOM

6' 4" x 7' 2" (1.94m x 2.20m)

Walk-in shower with thermostatic mixer, low level WC, pedestal mounted wash basin, radiator, vinyl flooring.

BEDROOM

13' 0" x 10' 7" (3.97m x 3.24m)

Double glazed window to rear elevation, carpeted, radiator.

KITCHEN

6' 3" x 11' 8" (1.92m x 3.58m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator, double glazed window to side elevation.

LIVING ROOM

17' 10" x 10' 0" (5.46m x 3.06m)

Double glazed window to side elevation, double glazed sliding door to balcony, carpeted, radiator.

BALCONY

South facing, decked flooring, enclosed by metal railings and glass panels.

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of June 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Vivid

Balance of Lease: 116 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £2,398 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

Part Share Rent: £276.60 per month.

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 here, measurements of plans, windows, doors 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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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