

1 MARDEN COURT
COPPER BEECH DRIVE, FARLINGTON,
PORTSMOUTH



£125,000 Leasehold

No Forward Chain We're pleased to present to the market this three bedroom ground floor apartment located in Marden Court, Farlington, providing easy access to local transport and motorway links. The property boasts three good size bedrooms, a spacious lounge with access onto a balcony, a modern kitchen, a bathroom and a separate WC. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. To arrange your viewing contact our Drayton Office today!



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COMMUNAL ENTRANCE

Steps leading to entrance and steps leading down to the ground floor.

FRONT DOOR TO PROEPRTY

HALLWAY

BEDROOM THREE

14' 0" x 7' 5" (4.27m x 2.26m)

BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m)

BEDROOM ONE

11' 2" x 10' 1" (3.4m x 3.07m)

BATHROOM

WC

LOUNGE

14' 7" x 11' 5" (4.44m x 3.48m)
Sliding doors leading to a balcony.

KITCHEN

10' 6" x 10' 1" (3.2m x 3.07m)

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 E	
21-38	F		
1-20	G		



LEASE INFORMATION:



As of 16/07/2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth Holdings LTD/Dack Management

Balance of Lease: 48 years as of 16/07/2026

Ground Rent Charges: £45.00 per annum.

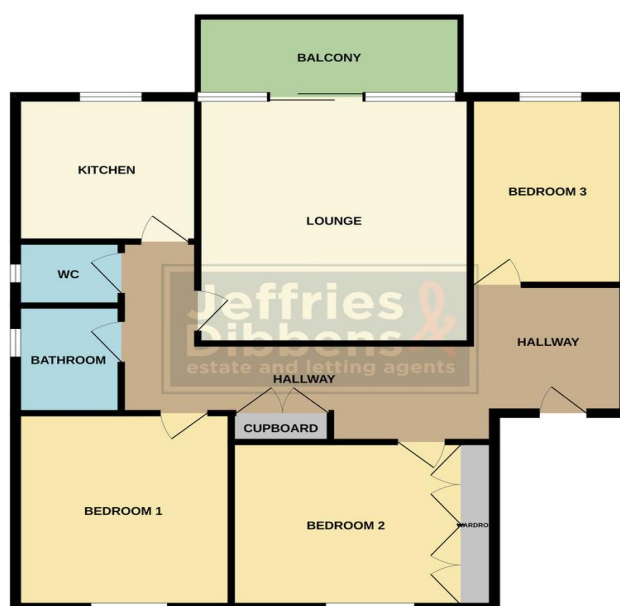
Ground Rent Review Period: TBC

Maintenance/Service Charges: £175.00 per quarter

Maintenance /Service Charges Review Period: Next review period 2026

Building Insurance: TBC

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 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.
Made with Metaphor (2025)

OFFICE ADDRESS

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OFFICE DETAILS

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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 & Dibbings nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbings Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH