

**FIRST FLOOR FLAT
114 ORIEL ROAD,
PORTSMOUTH, PO2 9EQ**



£165,000 Leasehold

Jeffries & Dibbens are delighted to be chosen to market this two bedroom first floor flat, located in Oriel Road, North End. Well presented throughout this property offers many features including two double bedrooms, a 11' modern fitted kitchen and a fitted bathroom. The flat also boasts a 16' living area, double glazing and central heating throughout. Please contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661662



OBSCURE PVC DOUBLE GLAZED FRONT DOOR -

PORCH/COMMUNAL AREA

Glazed door to communal area, hard wood door to first floor landing.

FIRST FLOOR LANDING

Doors to all rooms, radiator, loft access, fuse box.

RECEPTION ROOM ONE

16' 4" x 14' 10" (4.98m x 4.52m)

PVC double glazed bay window to front aspect, PVC double glazed window to front aspect, radiator, gas fire place.

BEDROOM ONE

11' 7" x 10' 6" (3.53m x 3.2m)

PVC double glazed window to rear aspect, radiator, fitted storage cupboard.

BEDROOM TWO

11' 8" x 10' 2" (3.56m x 3.1m)

PVC double glazed window to rear aspect, radiator, fitted wardrobes.



BATHROOM

Obscure PVC double glazed window to side aspect, pedestal mounted wash basin, close couple WC, panelled bath and overhead shower, radiator, laminate flooring, tiled to principle areas, fitted storage cupboard.



KITCHEN

11' 6" x 8' 8" (3.51m x 2.64m)

PVC double glazed window to side aspect, cupboard housing wall mounted combination boiler, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, plumbing for washing machine, integral gas hob and oven with extractor hood, tiled to principle areas, laminate flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 125 Years from 25th July 2012

Ground Rent Review Period: Next review due in 2031

Ground Rent Charges: £100.00 (approx.) per annum

Maintenance/Service Charges: Split equally between flats, as and when required

Building Insurance: £258.00 (approx.) per annum

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



While 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 guidance 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 floorplan 122210

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