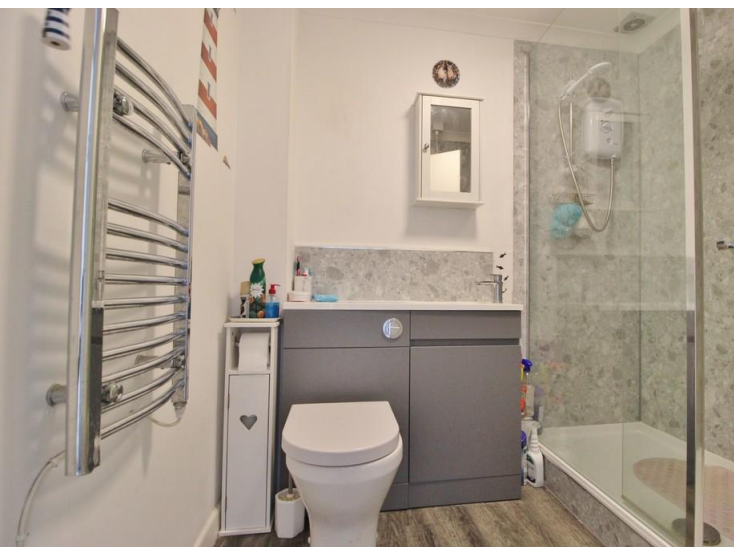


15 MILFORD COURT  
OLD CANAL, SOUTHSEA,  
PO4 8JA



**£120,000** Leasehold

ONE BEDROOM RETIREMENT FLAT WITH NO FORWARD CHAIN! A fantastic opportunity to purchase this one bedroom, first floor retirement flat found within a quiet corner of Southsea. The property is located within Milford Court, Old Canal, a great location for access to local shops, bus routes, the lovely Bransbury Park and of course the beach! The accommodation on offer comprises one generously sized bedroom, modern fitted shower room, fitted kitchen and newly fitted heating system. Residents' communal gardens and private car park completes the appeal here! Contact the Southsea branch today to arrange a viewing at your earliest convenience!



**EPC Graph to follow**

## **COMMUNAL ENTRANCE**

Security intercom entry system, stairs to flat 15.

## **FRONT DOOR**

Leading to:-

## **HALLWAY**

Doors to all rooms, security intercom, storage cupboard housing recently fitted water heater, loft access, consumer unit.

## **LOUNGE/DINER**

10' 7" into bay x 16' 9" (3.25m x 5.11m)

Double glazed bay window to side elevation, carpeted, storage cupboard, newly fitted electric radiator, opening to:-

## **KITCHEN**

6' 10" x 8' 5" (2.10m x 2.59m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in electric oven and hob with extractor fan over, washing machine and fridge/freezer, tiled to principal areas and vinyl flooring, double glazed to side elevation.

## **SHOWER ROOM**

6' 10" x 5' 5" (2.10m x 1.67m)

Modern fitted shower room with shower cubicle with thermostatic shower unit, combined vanity unit housing WC and wash basin, heated towel rail, panelled walls and vinyl flooring, extractor fan.

## **BEDROOM**

14' 2" x 9' 0" (4.33m x 2.76m)

Double glazed window to side elevation, storage cupboard, recently fitted electric radiator, carpeted

## **AGENTS NOTE:**

## **COUNCIL TAX**

Band A.



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid

**Balance of Lease:** 59 years remaining

**Ground Rent Charges:** Included in Maintenance/Service Charges

**Ground Rent Review Period:** Annually

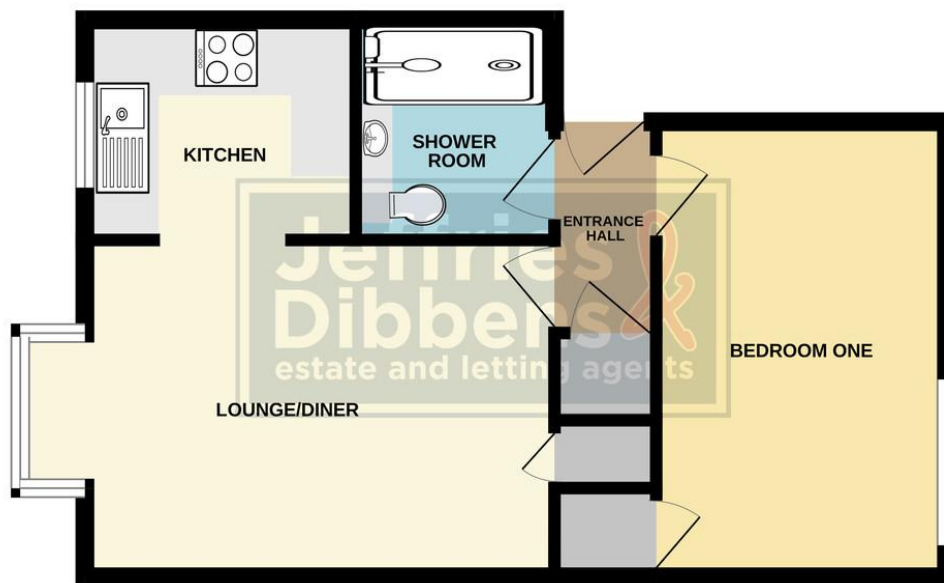
**Maintenance/Service Charges:** £2,129.64

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in Maintenance/Service Charges

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 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.  
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### OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

### 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 & 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