



Upper Flat, 43 Burleigh Road, Portsmouth, Hampshire, PO1 5RL

TOWN & COUNTRY
SOUTHERN

- A First Floor Apartment
- Two Bedrooms
- 15' Kitchen/Breakfast Room
- Large Bathroom
- Close to Amenities, Bus Routes & Commutable Road Links
- Viewing Recommended
- No Forward Chain
- Recently Fitted Boiler
- £165,000 – Leasehold

ENTRANCE

Brick retaining wall with wrought iron railings and brick pillared gateway leading to forecourt and main front door leading to:

INNER LOBBY

Door to Upper Flat, staircase rising to flat.

HALLWAY

Door to kitchen and bedroom 2.

KITCHEN/BREAKFAST ROOM

15' 7" x 9' 11" (4.75m x 3.02m) Double glazed window to side aspect, range of wall and floor units, single drainer stainless steel sink unit with mixer tap and cupboards under, stainless steel four ring gas hob with electric oven under, space and plumbing for washing machine, space for fridge/freezer, ceiling spotlights, radiator, power points, archway leading to lounge, doorway to bathroom.



LOUNGE

12' 10" x 10' 2" (3.91m x 3.1m) Double glazed window to side aspect, wall lights, radiator, wood effect laminate flooring, power points, door leading to:

BEDROOM 1

13' 1" x 11' 7" (3.99m x 3.53m) Recently replastered, double glazed window to front aspect, radiator, ceiling spotlights, power points.

BATHROOM

White suite comprising: panelled bath with hand grips, mixer tap with shower attachment and screen, close coupled w.c with dual flush, pedestal wash hand basin with mixer tap, twin double glazed window to rear aspect, wall mounted Glow worm "Energy 25c" combination boiler fitted February 2025 supplying domestic hot water and central heating (not tested), radiator.

BEDROOM 2 / STUDY

11' 7" x 8' 6" (3.53m x 2.59m) L shaped, double glazed window to front aspect, radiator, power points.

AGENTS NOTES

Council Tax Band A – Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Lease 125 years from 1982 81 Years Remaining

Ground Rent £20pa

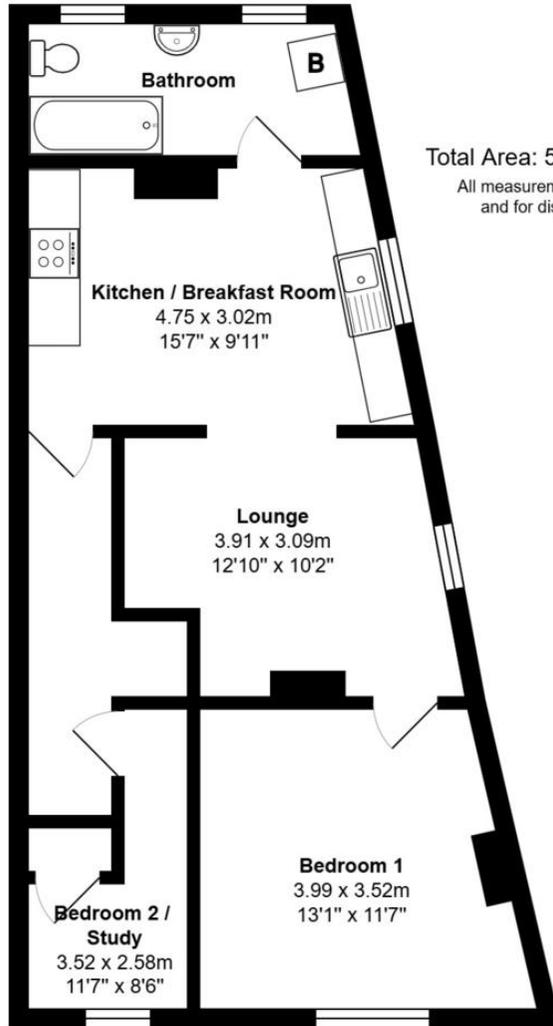
Maintenance - No fixed amount, all costs shared equally between the flat below.

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

DIRECTIONS

Travelling along the Copnor Road (A288) in a southerly direction turn right into New Road and bear left into George Street, take the second road on the right-hand side into Burleigh Road where No.43 will be found on the corner of Burleigh Road and George Street.





Total Area: 55.7 m² ... 599 ft²
All measurements are approximate
and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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