

# 18 EAST LODGE PARK, FARLINGTON, PORTSMOUTH



Offers In The Region Of

**£115,000** Leasehold

\*\*\*CASH BUYERS ONLY\*\*\*NO FORWARD CHAIN\*\*\* We're pleased to bring to the market this two bedroom first floor apartment in need of renovation. The property consists of a lounge, a kitchen, a bathroom and two good size bedrooms. Other benefits include balconies from the front and rear aspects as well as a garage located in a block. To arrange your viewing contact our Drayton Office today!



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## COMMUNAL ENTRANCE

Stairs to first floor

## FRONT DOOR

## HALLWAY

## BEDROOM TWO

10' 9" x 7' 9" (3.28m x 2.36m)

## KITCHEN

10' 0" max x 7' 0" max (3.05m x 2.13m)

## BATHROOM

## BEDROOM ONE

12' 3" x 10' 8" (3.73m x 3.25m)

Access to balcony.

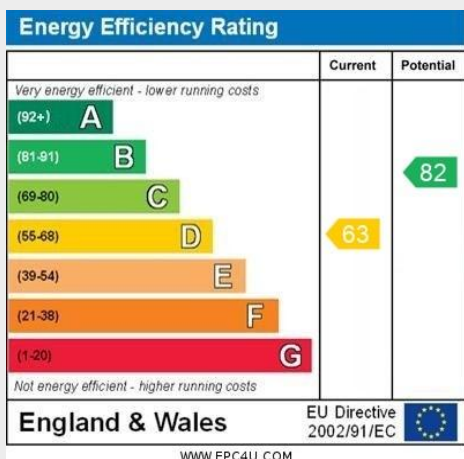
## LOUNGE

16' 3" x 10' 9" (4.95m x 3.28m)

Access to balcony.

## GARAGE

Located in a block near to the property.







# LEASE INFORMATION:



As of 30/09/2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Burns Hamilton

**Balance of Lease:** 73 years as of 30/09/2025

**Ground Rent Charges:** £120 per annum.

Ground Rent Review Period: Not sure

**Maintenance/Service Charges:** £1074.82 per quarter. (Dack management are due to be taking over February 2026 so this will be changing)

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

**Building Insurance:** Included in the service charge

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 misstatement. 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

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## OFFICE DETAILS

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