



£160,000 Leasehold

TWO BEDROOM APARTMENT WITH PARKING & NO FORWARD CHAIN! Located within a purpose-built block along Queen Street, this sixth floor apartment is offered to the market with no forward chain. The accommodation on offer briefly comprises; entrance hall, fitted bathroom, two double bedrooms, fitted kitchen, and dual aspect living room with balcony. The property would make an ideal purchase for an owner occupier or investment purchaser, with tenants lined up for September paying £1,250pcm. The real benefit for the home is the rarely available allocated parking space. Other benefits include electric heating, double glazing. Viewings can be arranged by contacting the Southsea office at your earliest opportunity.



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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALLWAY

Stairs and lift to all floors, door to flat 25.

HALLWAY

Doors to all rooms, intercom entry phone.

BEDROOM ONE

11' 5" x 8' 8" (3.48m x 2.66m)

Double glazed window to rear elevation, fitted wardrobes, wall mounted electric heater, laminate flooring.

BEDROOM TWO

10' 0" x 7' 0" (3.07m x 2.14m)

Double glazed window to rear elevation, wall mounted electric heater, fitted wardrobe, laminate flooring.

BATHROOM

4' 5" x 8' 9" (1.35m x 2.68m)

Fitted bathroom suite comprising panel enclosed bath with electric shower, low level WC, pedestal mounted wash basin with mixer tap, extractor fan, heated towel rail, fully tiled walls.

LIVING ROOM

16' 4" x 15' 8" (5.00m x 4.80m)

Dual aspect double glazed windows, double glazed doors to balcony, laminate flooring, spot lights, wall mounted electric heater.

KITCHEN

6' 4" x 6' 11" (1.94m x 2.13m)

Range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and electric hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, tiled to principal areas. Enclosed by glass panels.

BALCONY

Enclosed by glass panels.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Old Broomhouse Residents Ltd

Balance of Lease: 166 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1976.40 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charge

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

SIXTH 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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