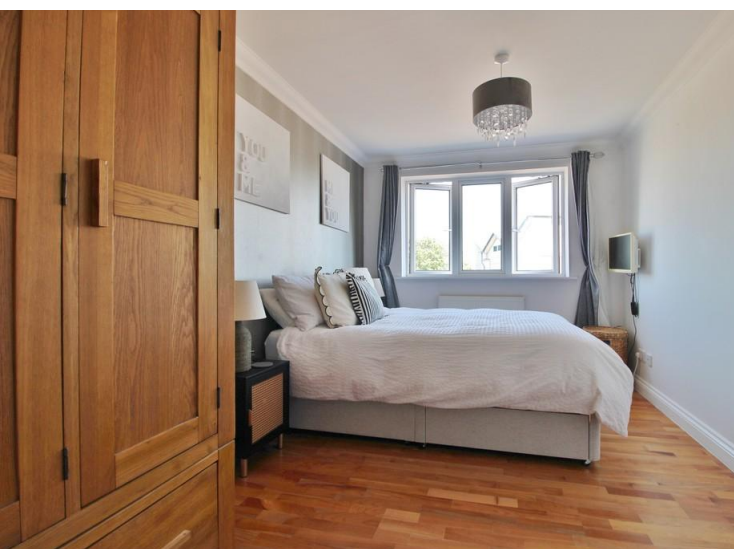




£235,000 Leasehold

TWO DOUBLE BEDROOMS, OFF ROAD PARKING & NO FORWARD CHAIN! This well-presented second floor apartment is situated within Bransbury Mews, and offered to the market with no forward chain and views over Bransbury Park. The internal accommodation briefly comprises two double bedrooms (master with en-suite), modern fitted kitchen with integral appliances, modern bathroom and a 16ft (approx.) lounge with access to westerly facing balcony. Additional benefits to this purpose-built apartment include double glazing, gas central heating and allocated off road parking for one car. A quiet location which is perfectly positioned with Eastney Road shopping area, Eastney Marina and the seafront, all within a short walk. We highly recommend an internal viewing at your earliest convenience to fully appreciate all this home has to offer.



COMMUNAL ENTRANCE

Security entry phone system, stairs to all floors, door to Flat 9.

WOODEN FRONT DOOR

Leading to hallway.

HALLWAY

Wooden flooring, radiator, airing cupboard, doors to all rooms.

LOUNGE

16' 9" x 11' 6" (5.13m x 3.51m)

Double glazed window to side elevation, double doors to balcony, wooden flooring, radiator, double doors to:-

KITCHEN

6' 8" x 11' 6" (2.05m x 3.51m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, integrated fridge/freezer, washing machine and dishwasher, built-in oven with gas hob and extractor hood over, tiled to principal areas and tiled flooring, spot lights, double glazed window to side elevation.

BEDROOM TWO

7' 8" x 9' 3" (2.35m x 2.82m)

Double glazed window to side elevation, wooden flooring, radiator.

BEDROOM ONE

8' 11" x 14' 11" (2.72m x 4.56m)

Double glazed window to side elevation, wooden flooring, radiator, door to:-

EN-SUITE

3' 1" x 5' 9" (0.95m x 1.76m)

Shower cubicle with thermostatic shower, pedestal mounted basin, low level WC, heated towel rail, tiled to principal areas.

BATHROOM

7' 3" x 6' 3" (2.21m x 1.91m)

Panel enclosed bath with mixer tap and shower attachment, pedestal mounted basin, low level WC, heated towel rail, tiled to principal areas and tiled flooring, spot lights.

BALCONY

Westerly facing aspect with views over Bransbury Park, Amtico wood effect vinyl flooring, enclosed by metal railings.

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	72	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 May 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: GD3 Property

Balance of Lease: 102 years remaining

Ground Rent Charges: £200 per annum

Ground Rent Review Period: Annually

Maintenance/Service Charges: £1,699 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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