



£185,000

Rudolph Ct, 52-54 London Road

Purbrook, PO7 5RA

PROPERTY SUMMARY

Located in the heart of Purbrook village and providing easy access to local shops, facilities, bus routes and green spaces we are delighted to offer for sale this spacious and well presented 2nd floor flat in Rudolph Court. Boasting 2 double bedrooms, a 19ft lounge with balcony, modern fitted kitchen and a modern bathroom suite early interest is expected. The property has additional benefits including a communal garden and allocated parking. We believe that this property is an ideal first time or investment purchase and internal viewings are recommended.

2 
1 
1 





ENTRANCE HALL Radiator, built in storage cupboard, doors to:

BEDROOM 2 12' 11" x 8' 08" (3.94m x 2.64m) Window to rear aspect, radiator.

BEDROOM 1 13' 02" x 9' (4.01m x 2.74m) Window to rear aspect, radiator, built in wardrobe.

SHOWER ROOM Heated towel rail, shower cubicle, hand wash basin and WC with built in vanity surround and cupboard under, extractor.

KITCHEN 11' 07" x 8' 04" (3.53m x 2.54m) Window to side aspect, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted boiler.

LOUNGE 19' 02" x 11' 04" (5.84m x 3.45m) Windows to rear and front aspects, door to balcony, radiator.

BALCONY

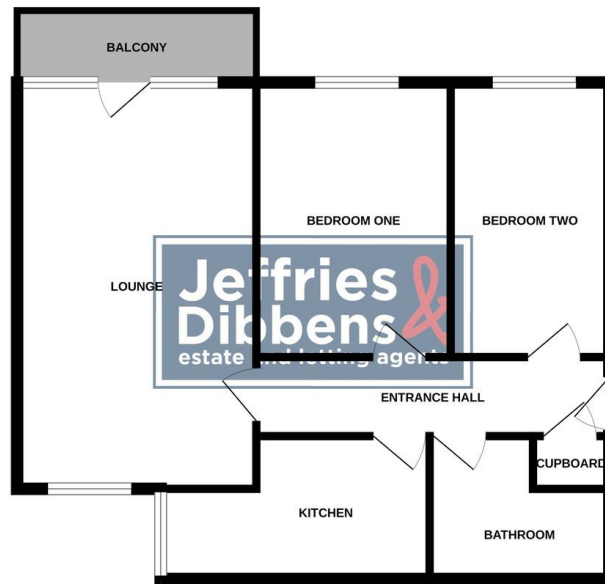
OUTSIDE Communal gardens, bike and bin stores.

PARKING Allocated parking for 1 car (can fit 2).

LEASE DETAILS 74 years remaining on the lease
Ground rent, building insurance & service charge is £110 per month



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 guidance 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.
Made with Metreapp ©2023

LOCAL AUTHORITY
Havant Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk