

9 ORCHARD ROAD, SOUTHSEA,
HAMPSHIRE, PO4 0AA



£210,000 Freehold

STUNNING TWO BEDROOM FLAT WITH FREEHOLD & LARGE GARDEN! A rarely available ground floor flat located in the popular residential location of Orchard Road. The property has more than meets the eye with a 43ft (approx.) rear garden and the freehold for the building, which is ideal for a first time buyer or investment purchaser. The internal accommodation, which is offered in a lovely condition, briefly comprises; living room with bay window, two bedrooms, a newly fitted bathroom suite, and a spacious fitted kitchen. Additional benefits include gas central heating and double glazing. Ideally positioned within close proximity to Portsmouth University and Fratton train station, this property is not to be missed.

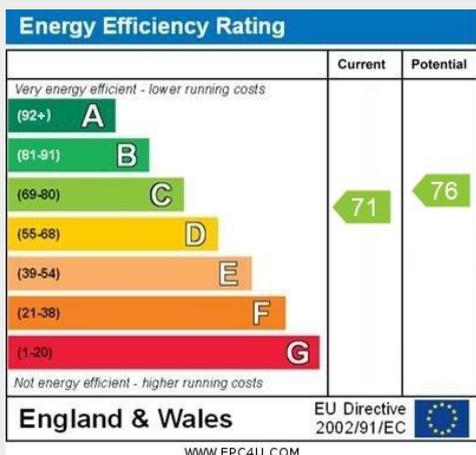


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COMMUNAL ENTRANCE

Leading into:-

COMMUNAL HALL

Doors to both flats.

WOODEN DOOR

Leading to:-

LIVING ROOM

15' 0" x 9' 10" (4.59m x 3.02m)

Double glazed bay window to front elevation, radiator, laminate flooring, door to:-

INNER HALL

Doors to all rooms, radiator, laminate flooring, storage cupboard.

BEDROOM ONE

10' 9" x 9' 11" (3.30m x 3.04m)

Double glazed window to rear elevation, laminate flooring, radiator.

BATHROOM

6' 0" x 5' 11" (1.83m x 1.82m)

Lovely fitted bathroom suite comprising a panel enclosed bath with thermostatic mixer tap with oversized shower head, vanity unit with hand basin and low level WC, tiled to principal areas and tiled flooring, towel rail radiator, double glazed obscure window to side elevation.

KITCHEN

11' 3" x 8' 10" (3.43m x 2.70m)

Fitted kitchen comprising a range of wall and base units incorporating wood work top surfaces, ceramic sink and drainer unit with mixer tap, electric cooker with gas hob and extractor hood over, tiled splash back, space for fridge/freezer, space and plumbing for washing machine, laminate flooring, radiator, double glazed window to side elevation, double glazed door to garden.

BEDROOM TWO

9' 3" x 8' 0" (2.83m x 2.45m)

Double glazed window to rear elevation overlooking the rear garden, laminate flooring, radiator.

GARDEN

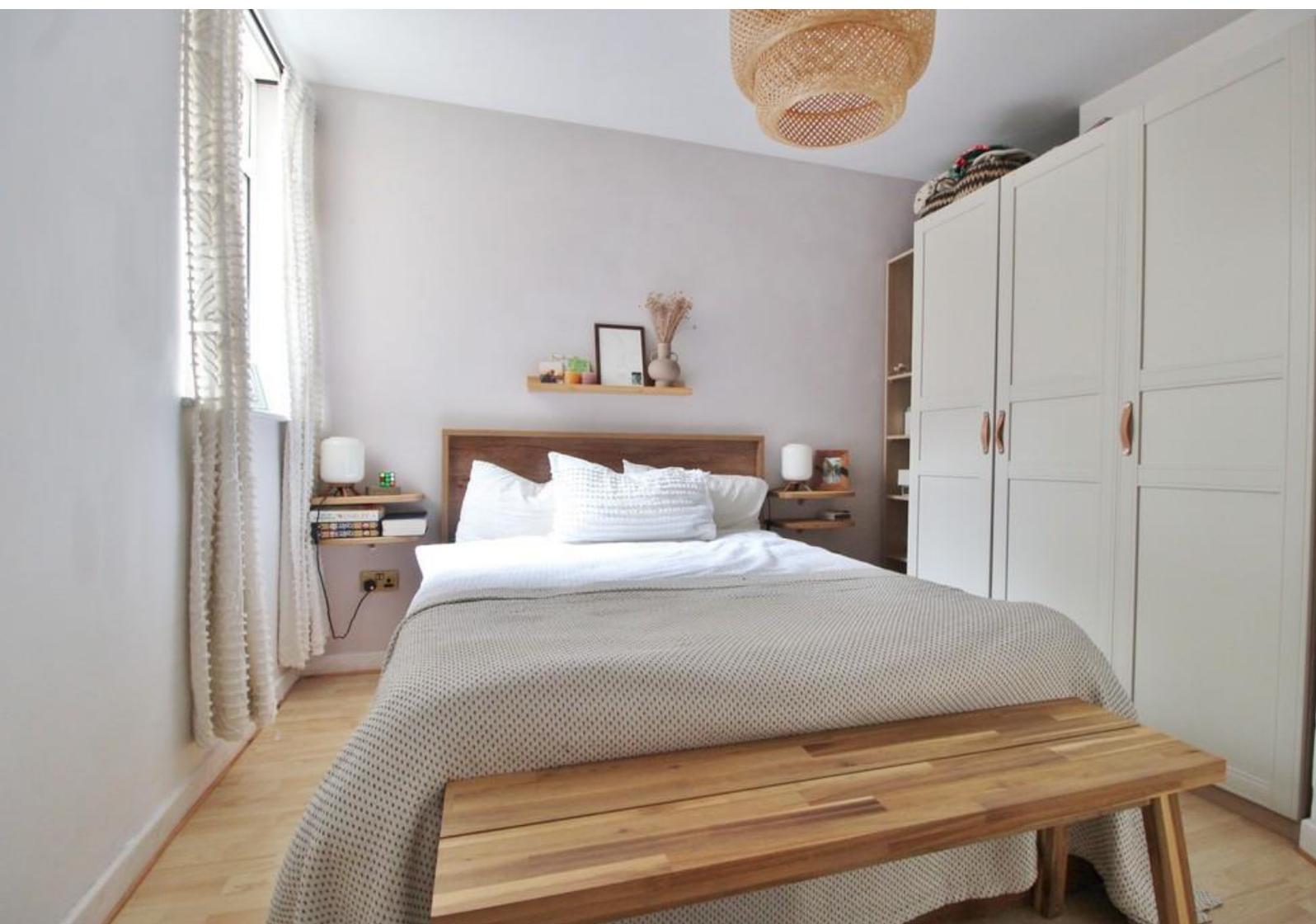
43' 7" (13.28m)

Mainly laid to artificial lawn with partial paving area with canopy, shingled sitting area, shrub borders, enclosed by brick walls and fencing.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



As of 04/02/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Freehold

Landlord/Managing Agent: N/A

Balance of Lease: 969 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: N/A

Maintenance /Service Charges Review Period: N/A

Building Insurance: N/A

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

GROUND 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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