

OFFERS IN EXCESS OF

**£145,000**

**Flat 2, 5 Vectis Way**

Portsmouth, PO6 3BW



## PROPERTY SUMMARY

We're pleased to present to the market this well presented ground floor apartment, located conveniently in the centre of Cosham town centre in Vectis Way. The accommodation consists of two double bedrooms, a lounge, a kitchen and a modern bathroom. Other benefits include gas central heating and double glazing. To arrange your viewing contact our Drayton Office today!





## **COMMUNAL ENTRANCE**

## **FRONT DOOR**

## **HALLWAY**

**BEDROOM ONE** 10' 4" x 10' 4" (3.15m x 3.15m)

**BEDROOM TWO** 10' 6" x 8' 08" (3.2m x 2.64m)

**KITCHEN** 10' 7" x 7' 7" (3.23m x 2.31m)

**LOUNGE** 14' 6" x 13' 6" (4.42m x 4.11m)

**BATHROOM** 7' 11" x 7' 2" (2.41m x 2.18m)

**LEASE INFORMATION** The seller of the property has informed us of the following lease information

Freeholder/Managing Agent – Principle Estate Management

Balance Of Lease (as of current date) – 103 years remaining approx.

Ground Rent Charges – £200 (approx.) per annum

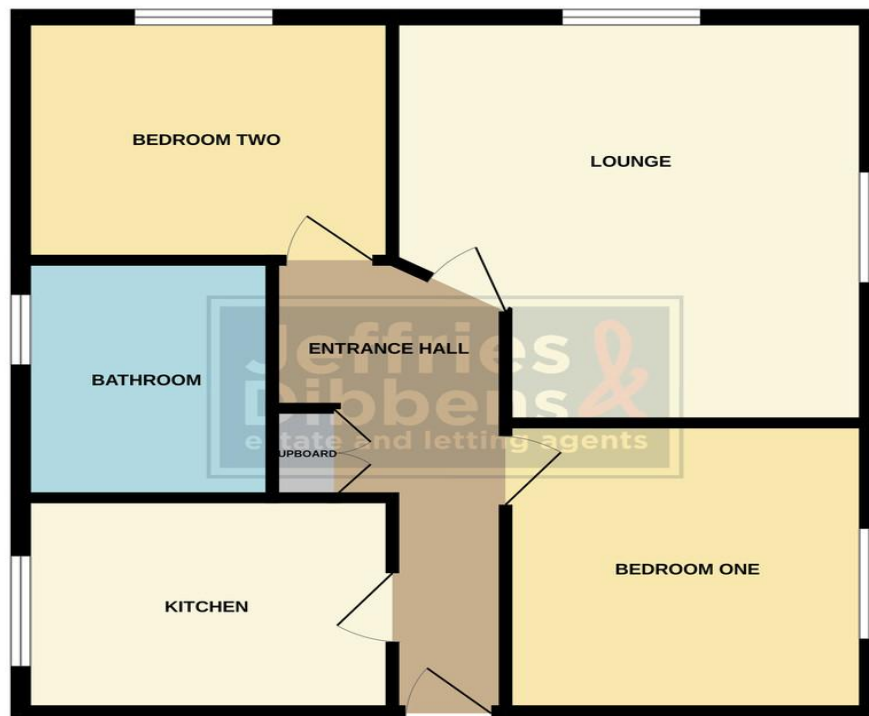
Ground Rent Review Period - Annually (1st January to 31st December)

Service/ Maintenance Charges – £2484 per annum.

Buildings Insurance Charges – Included in service charge

Service Charge Review Period - Annually (1st January to 31st December)

## 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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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

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

**Jeffries  
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