

FLAT 2
30 MERTON ROAD, SOUTHSEA,
HAMPSHIRE, PO5 2AQ



£195,000 Leasehold

TWO BEDROOM APARTMENT WITH COURTYARD GARDEN, OFF ROAD PARKING & NO FORWARD CHAIN! This well-maintained two-bedroom ground floor apartment is ideally positioned within easy reach of the popular Albert Road and Palmerston Road, with their wide array of shops, restaurants, and local amenities. The property features its own private entrance via a courtyard garden, offering a touch of privacy and outdoor space. Internally, the accommodation comprises a bright and airy open-plan kitchen/living area, a modern bathroom, and two bedrooms (master with en-suite). Further benefits include double glazing, gas central heating, allocated off road parking, and a private external storage shed at the rear of the development. Internal viewing is strongly advised.

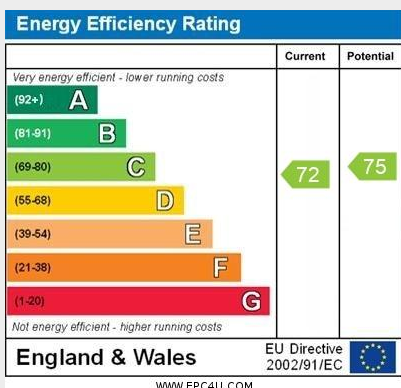


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ENTRANCE HALL

Doors to all rooms, meter cupboard, radiator, carpeted, security entry phone.

MASTER BEDROOM

12' 7" x 10' 4" (3.86m x 3.15m)

Double glazed window to side elevation, radiator, carpeted, door to:-

EN-SUITE

Enclosed shower cubicle with electric shower, close coupled WC, wall mounted wash basin, extractor fan, fully tiled walls and tiled flooring.

BEDROOM TWO

8' 9" x 7' 3" (2.69m x 2.21m)

Double glazed window to side elevation, radiator, carpeted.

BATHROOM

8' 6" x 5' 6" at widest point (2.61m x 1.69m)

Panel enclosed bath with shower attachment, pedestal mounted wash basin, close coupled WC, extractor fan, radiator, fully tiled walls and tiled flooring.

LOUNGE/KITCHEN:

20' 8" x 9' 6" (6.32m x 2.92m)

LOUNGE AREA

Double glazed French doors to rear elevation leading to courtyard, radiator, laminate flooring, cupboard housing 'Vaillant' combination boiler, through to:-

KITCHEN AREA

Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, integral fridge, space and plumbing for washing machine, tiled to principal areas and laminate flooring continued.

COURTYARD

9' 11" x 14' 1" (3.03m x 4.30m)

Southerly facing aspect, door to personal shed, laid to decking and enclosed by metal railings, gate leading to residents car park.

PARKING

One allocated parking space located within the residents' car park to the front of the building.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Harper Stone.

Balance of Lease: 105 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: To be confirmed.

Maintenance/Service Charges: £2,340 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.

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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