

10 EURO PLACE, 44 POUND ROAD,  
SO31 8JS



**£160,000** Leasehold

Jeffries & Dibbens is delighted to bring to the market this beautifully presented, two-bedroom first-floor apartment, ideally situated in the sought-after area of Bursledon and offered with a newly extended lease. The property features a spacious lounge/dining area, a fitted kitchen, modern bathroom and two good size bedrooms with the main bedroom benefiting from built-in storage. Externally, the property has an allocated parking space, visitor parking and access to well-maintained communal grounds, providing an attractive and convenient setting. This apartment represents a great opportunity for first-time buyers or investors alike, offered with a complete onward chain. Early viewing is highly recommended — contact our Fareham office today to arrange your appointment!



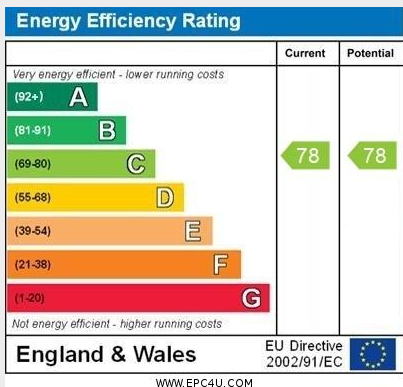
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**HALLWAY**

**KITCHEN**

9' 0" x 5' 9" (2.74m x 1.75m)

**LOUNGE/DINER**

13' 7" x 9' 0" (4.14m x 2.74m)

**BEDROOM 1**

11' 4" x 9' 0" (3.45m x 2.74m)

**BEDROOM 2**

9' 0" x 6' 5" (2.74m x 1.96m)

**BATHROOM**

**ALLOCATED PARKING**

**COMMUNAL AREAS**





# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid.

**Balance of Lease:** 844 years remaining.

**Ground Rent Charges:** None.

**Ground Rent Review Period:** N/A

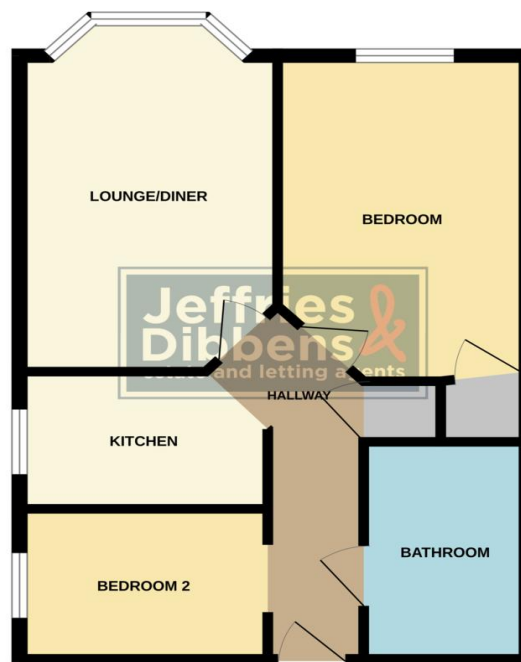
**Maintenance/Service Charges:** £1,848 per annum.

**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.

FIRST 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 misstatement. 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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