



**JUSTFLATS**

# FLAT 9 HAMBROOK HOUSE PORTSMOUTH, PO3 6FE



## Offers Over **£180,000** Leasehold

NO FORWARD CHAIN & ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale, this well presented, two bedroom top floor flat located in Cotton Road, Milton. Accommodation comprises a 19ft living room/kitchenette, a fitted bathroom and two bedrooms, the main bedroom benefitting from an en-suite shower room. Additional features include internal storage, double glazing throughout, gas central heating and external bin storage. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth to book in today.



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

## COMMUNAL ENTRANCE

Stairs to all floors.

## SECOND FLOOR LANDING

Front door to:-

## HALLWAY

Radiator, door to bedroom one, bedroom two, door to cupboard space housing electric meters and space for a dryer, laminate flooring, door to bathroom, open to kitchen/living room, wooden flooring.

## BEDROOM ONE

11'6" narrowing to 6'11" x 11'8" narrowing to 10'2" (3.51m x 3.61m)

PVC double glazed window to front aspect, radiator, laminate flooring, door to ensuite, built in wardrobes.

## ENSUITE

Vanity unit, Close coupled WC, walk in shower cubicle, electric panelled shower, tiled to principle area, extractor fan.

## BATHROOM

Pedestal wash basin, radiator, close coupled WC, bath with shower attachment, tiled to principle areas, extractor fan.

## BEDROOM TWO

9' 9" x 6' 11" (2.97m x 2.11m)

PVC double glazed window to front aspect, radiator

## KITCHEN/LIVING ROOM

17' narrowing to 9'8" x 19'11" narrowing to 14'10" (5.41m x 6.15m)

PVC double glazed windows to rear aspect and to front aspect, wooden flooring, cupboard housing combination boiler, range of wall and base units, roll top work surfaces, integral hob, integral electric oven, 1 1/2 bowl stainless steel sink with adjustable mixer tap and drainer unit, plumbing for dishwasher, under counter fridge, space for fridge/freezer, tiled to principle areas, plumbing for washing machine, two double radiators, over head 'Hot Point' extractor unit, laminate flooring, wooden flooring.

## COUNCIL TAX BAND - B



# LEASE INFORMATION:



As of April 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Remus

**Balance of Lease:** 106 Years

**Ground Rent Charges:** £120 per Annum

**Ground Rent Review Period:** July 2026

**Maintenance/Service Charges:** £138 per Month

**Maintenance /Service Charges Review Period:** July 2026

**Building Insurance:** included in Maintenance charge

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

## SECOND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, claims 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.  
Made with SketchUp 2025

## OFFICE ADDRESS

112/114 London Road, Portsmouth,  
Hampshire, PO2 0LZ

## OFFICE DETAILS

023 9266 1662  
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