

1 MAUREEN FOYE COURT
HASLEMERE ROAD, SOUTHSEA,
HAMPSHIRE, PO4 9DZ



£199,999 Leasehold

FIRST FLOOR APARTMENT WITH ALLOCATED OFF ROAD PARKING! A rare opportunity to purchase a well-presented first floor apartment situated within a purpose-built block along Haslemere Road, Southsea. The internal accommodation comprises a spacious entrance hallway, two bedrooms, large fitted bathroom suite and a dual aspect lounge/diner with opening through to the fitted kitchen. Benefits include gas central heating, double glazing throughout, and a rarely available allocated parking space! Located just a short walk to the seafront, the hub of Albert Road and Canoe Lake, this home is not to be missed! Please contact us for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Security entry phone system, post boxes, stairs to all floors, door to flat.

ENTRANCE HALL

Laminate flooring, radiator, electric consumer unit, security entry phone, storage cupboard, doors to all rooms.

LOUNGE/DINER

13' 4" x 12' 7" at widest point (4.07m x 3.86m)
Dual aspect double glazed windows, radiator, laminate flooring, double doorway to:-

KITCHEN

8' 4" x 7' 10" (2.55m x 2.41m)
Double glazed window to side elevation, 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, integrated washing machine, spaces for under counter fridge and freezer, wall mounted 'Worcester' combination boiler, tiled to principal areas and laminate flooring.

BEDROOM ONE

8' 4" x 14' 9" (2.56m x 4.52m)
Double glazed window to side elevation, radiator, laminate flooring.

BEDROOM TWO

7' 6" x 9' 5" (2.30m x 2.89m)
Double glazed window to side elevation, radiator, laminate flooring.

BATHROOM

8' 2" x 6' 6" (2.51m x 2.00m)
Fitted suite comprising panel enclosed bath with shower attachment, combined wash basin and WC in vanity unit, heated towel radiator, part tiled walls and vinyl flooring, fitted storage cupboards, extractor fan.

PARKING

One off road allocated parking space.

OUTSIDE

Bike and bin storage.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Vivid Homes.

Balance of Lease: 111 years remaining.

Ground Rent Charges: Included in Maintenance/Service Charge.

Ground Rent Review Period: Annually.

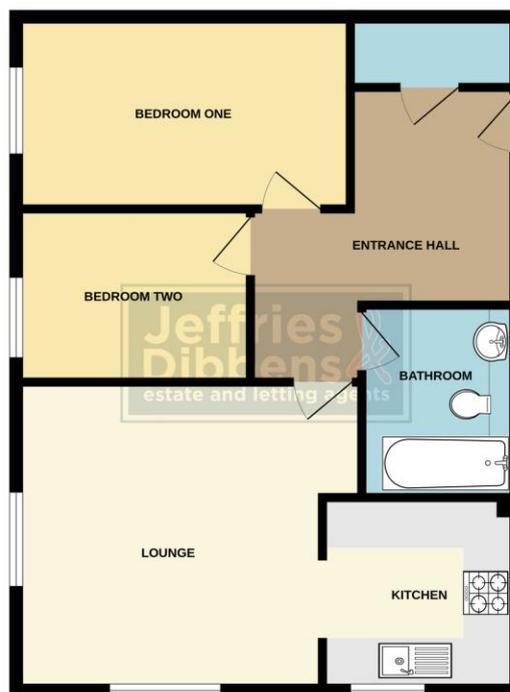
Maintenance/Service Charges: £135.75 per month (£1,628.88 per annum).

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 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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