

148 LABURNUM GROVE, PORTSMOUTH, PO2 0ET



£189,995 Leasehold

GROUND FLOOR FLAT WITH 36FT SOUTH FACING GARDEN, SHARE OF FREEHOLD & NO FORWARD CHAIN! Jeffries are excited to bring to the market this beautifully presented, one bedroom, ground floor garden flat located in Laburnum Grove, North End. Accommodation on offer comprises a 16ft double bedroom, 16ft lounge, wet room, plus a 16ft fitted kitchen/breakfast room. The kitchen offers views over the landscaped, 36ft south facing garden. Additional benefits include double glazing, gas central heating, rear pedestrian access and soundproof ceilings in both the lounge and bedroom. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



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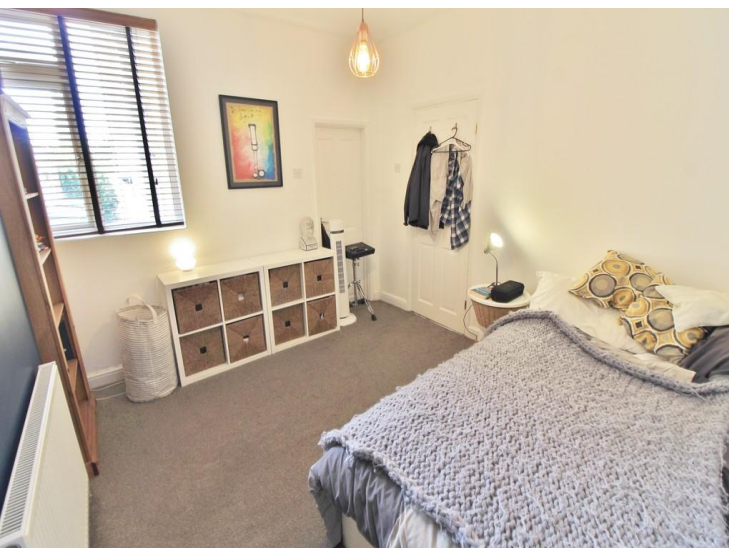
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COMMUNAL FRONT DOOR TO:

COMMAL HALLWAY

Front door to first floor.

HALLWAY

Doors to all rooms.

LOUNGE

16' 01" x 12' 05" (4.9m x 3.78m)

PVC double glazed bay window to front aspect, radiator, soundproof ceiling.

BEDROOM

12' 03" x 11' 02" (3.73m x 3.4m)

PVC double glazed window to rear aspect, radiator, door to storage cupboard, soundproof ceiling.

WET ROOM

7' 05" x 07' 03" (2.26m x 2.21m)

Obscure PVC double glazed window to side aspect, heated towel rail, low level WC, wall mounted corner wash basin with mixer tap, mains powered shower, tiled to principle areas, extractor fan.

KITCHEN/BREAKFAST ROOM

16' 08" x 11' 09" (5.08m x 3.58m)

PVC double glazed window to side aspect, radiator, range of wall and base units, 1 1/2 bowl stainless steel sink with drainer, roll top work surfaces, integrated oven with induction hob and overhead extractor fan, space for fridge/freezer, space for plumbing for washing machine, cupboard housing wall mounted combination boiler, tiled to principle areas, PVC double glazed front door to garden.

REAR GARDEN

36' 10" x 18' 00" (11.23m x 5.49m)

Landscaped south facing garden, mainly laid to shingle with tree and shrub borders, artificial grass area, raised decking area, outside tap, rear pedestrian access.

COUNCIL TAX

Band A



LEASE INFORMATION:



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

Tenure: Leasehold

Freeholder: 50% Share of Freehold acquired with the purchase

Balance of Lease: 995 years remaining

Ground Rent Charges: N/A

Maintenance/Service Charges: Split 50/50 as and when required

Building Insurance: £35 - £45 approx. per month

Are Pets Allowed? Yes

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



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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