



JUSTFLATS

FLAT B SPORTSMANS MEWS STATION ROAD, PORTSMOUTH, PO3 5BG



£159,995 Leasehold

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, ground floor flat located in Station Road, Copnor. Accommodation comprises a 19ft living room/kitchenette, two bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a private, off road parking space. Please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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HARDWOOD FRONT DOOR

HALLWAY

Radiator, laminate flooring, door to bedroom one, bedroom two, bathroom, cupboard, door to reception room.

KITCHENETTE

19' 2" narrowing to 10'10" x 14' 9" narrowing to 8'10" (5.84m x 4.5m) PVC double glazed windows to side aspect, radiator, spot lighting, laminate flooring, range of wall and base units, roll top work surfaces, plumbing for washing machine, integral oven, integral gas hob, stainless steel sink with mixer tap and drainer unit, tiled to principal areas, wall mounted combination boiler.

BEDROOM ONE

10' 11" x 10' (3.33m x 3.05m) PVC double glazed window to side aspect, radiator.

BEDROOM TWO

10' 5" x 10' max (3.18m x 3.05m) PVC double glazed window to side aspect, radiator.

BATHROOM

Obscure PVC double glazed window to side aspect, close coupled WC, laminate flooring, tiled bath with shower attachment, tiled to principal areas, stainless steel heated towel rail, pedestal wash basin, extractor fan.

OUTSIDE

Off road parking.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: share of Freehold

Balance of Lease: 987 years as of 2024

Ground Rent Charges: Peppercorn

Ground Rent Review Period: N/A

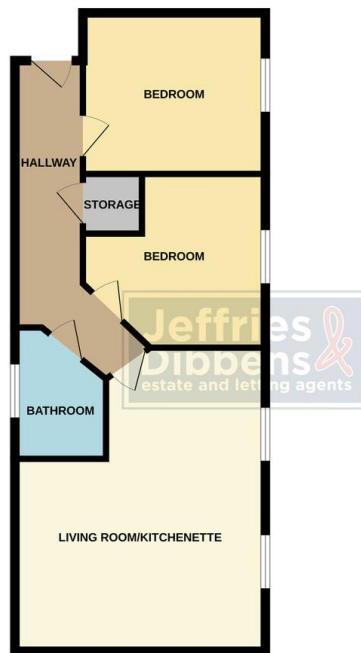
Maintenance/Service Charges: Split between the four flats

Maintenance /Service Charges Review Period: split between the four flats

Building Insurance: split between the four flats

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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