



JUSTFLATS

LOWER FLAT 41 ANGERSTEIN ROAD, PORTSMOUTH, PO2 8HN



Auction Guide Price £105,000 Leasehold

SHARE OF FREEHOLD & NO FORWARD CHAIN! Jeffries & Dibbens are pleased to present this spacious, one double bedroom, ground floor flat situated on Angerstein Road, North End. Accommodation comprises a 15ft bedroom, a 15ft reception room, a fitted kitchen, a fitted bathroom, and a conservatory. Further benefits include double glazing and a fully enclosed, south-facing garden, complete with rear pedestrian access and an 11ft shed equipped with power and lighting. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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COMMUNAL FRONT DOOR

OBSCURE FRONT DOOR

HALLWAY

Radiator, under stairs cupboard, door to bedroom one, reception room, door to hallway.

BEDROOM ONE

15' 8" into bay narrowing to 14' 4" x 11' 9" (4.78m x 3.58m)

PVC double glazed bay window to front aspect, feature fireplace with wood surround and tiled hearth.

RECEPTION ROOM

15' 1" x 14' 2" (4.6m x 4.32m)

PVC double glazed French doors to conservatory, oak flooring, marble fireplace with original tiling.

CONSERVATORY

10' 11" x 7' 7" (3.33m x 2.31m)

Original tiling, single glazed French doors to garden.

HALLWAY

Single glazed door to bathroom, door to kitchen, inspection hatch.

BATHROOM

Obscure PVC double glazed window to side aspect, close coupled WC, bath, pedestal wash basin, walk in shower cubicle, spot lighting, tiled to principal areas.

KITCHEN

11' 1" x 9' 10" (3.38m x 3m)

PVC double glazed French doors to garden, PVC double glazed window to side aspect, stainless steel sink with mixer tap and drainer unit, tiled to principal areas, space for fridge/freezer, gas cooker point, plumbing for washing machine, wall mounted combination boiler, extractor fan, inspection hatch.

REAR GARDEN

South facing, fully enclosed, rear pedestrian access to shed, paved, outside tap.

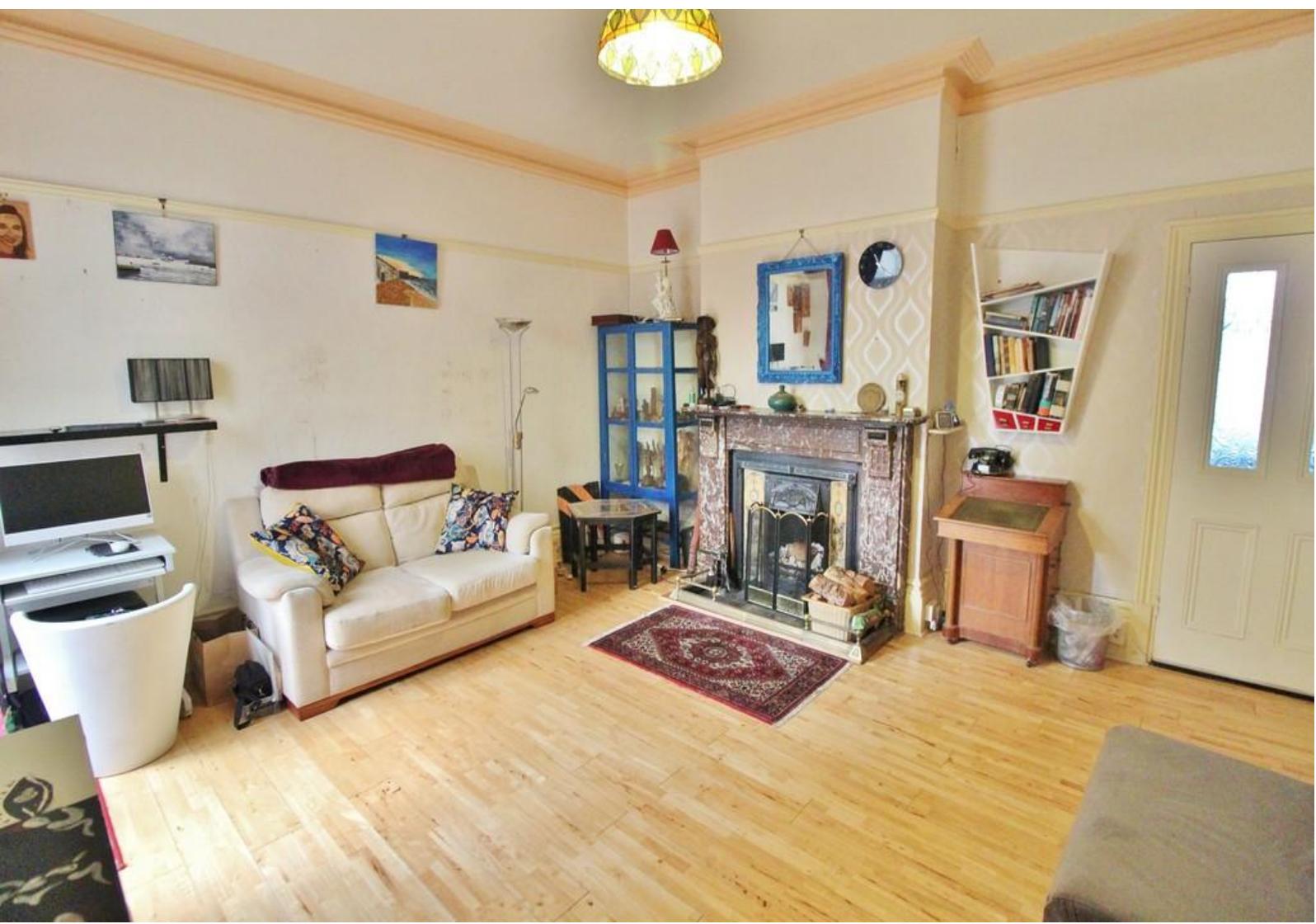
SHED

11' 5" x 5' 11" (3.48m x 1.8m)

Power and light.

COUNCIL TAX BAND - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F	25 F	
1-20	G		



LEASE INFORMATION:



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

Share Of Freehold

Balance of Lease: 95 years

Ground Rent Charges: Nil

Ground Rent Review Period: N/a

Maintenance Charge: 50% contributions towards any required works

Insurance Charges: £250 per annum

Pets Allowed: Yes

Holiday Lets/Airbnb Allowed: Yes

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



While 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 information 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 is given as to their operability or efficiency. Call for plans. Made with iStockphoto 10023

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