

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



**£175,000** 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



## 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.

## AGENTS NOTE

Council Tax Band - A

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

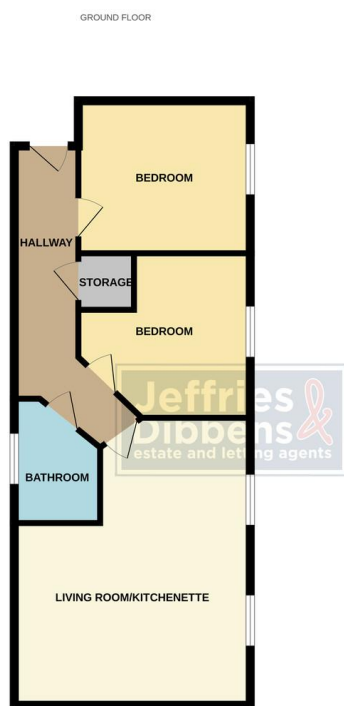
**Ground Rent Review Period:** N/a

**Maintenance/Service Charges:** Split between the four flats

**Maintenance /Service Charges Review Period:**

**Building Insurance:**

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 description contained herein, measurements of floors, ceilings, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. 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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## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9266 1662  
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