



## £165,000 Leasehold

TWO BEDROOMS, OFF ROAD PARKING & WITH NO FORWARD CHAIN! An excellent opportunity to buy in this purpose-built block situated along Waverley Road, Southsea, a great location that's just a few minutes stroll from the seafront. The accommodation of this first floor apartment comprises; a 20ft (approx.) lounge/diner, fitted kitchen, two double bedrooms and bathroom. Further benefits include ALLOCATED PARKING within a residents' car park, NEW 962 YEAR LEASE, double glazing and no forward chain. Although the property would benefit from some modernisation we feel this would make a great purchase for someone looking to put their own stamp on something. An internal viewing is highly recommended, so book your viewing today by calling our Southsea branch.



## COMMUNAL ENTRANCE

Security entry system, stairs to first floor, door to:-

## HALLWAY

Doors to all rooms, two storage cupboards (one housing electrics), security entry phone, carpeted.

## LOUNGE/DINER

10' 0" at widest point x 20' 6" (3.06m x 6.26m)  
Two double glazed windows to front elevation, two radiators, Virgin media point, telephone point, wood parquet flooring.

## KITCHEN

10' 2" x 6' 11" (3.12m x 2.11m)  
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, spaces for cooker and fridge/freezer, wall mounted 'Worcester' combination boiler, radiator, tiled to principal areas and vinyl flooring, double glazed window to side elevation.

## BEDROOM ONE

9' 3" at widest point x 12' 8" (2.83m x 3.88m)  
Double glazed window to side elevation, radiator, carpeted.

## BEDROOM TWO

9' 5" x 9' 0" (2.88m x 2.76m)  
Double glazed window to side elevation, radiator, carpeted, Virgin media point.

## BATHROOM

5' 5" x 6' 9" (1.66m x 2.06m)  
Panel enclosed bath with electric shower over, close coupled WC, pedestal mounted wash basin, extractor fan, radiator, obscure double glazed window to rear elevation.

## OUTSIDE:

### PARKING

One allocated parking space (numbered) plus visitor parking.

### AGENTS NOTE:

### COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid.

**Balance of Lease:** New 962 year lease.

**Ground Rent Charges:** Peppercorn (i.e. none).

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

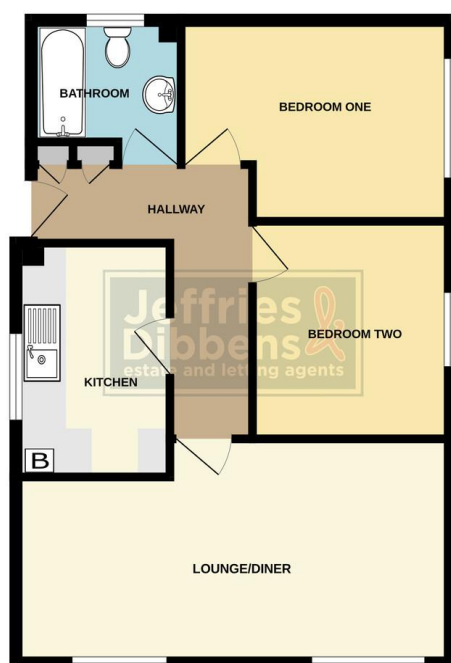
**Maintenance/Service Charges:** £157.33 per month.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within service/maintenance 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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