

52 KINGS ROAD, SOUTHSEA,
HAMPSHIRE, PO5 4DN



£139,950 Leasehold

ONE BEDROOM GROUND FLOOR FLAT WITH NO FORWARD CHAIN! Located in the heart of Southsea, this ground floor flat can be found along Kings Road. The internal accommodation briefly comprises; entrance hallway, fitted kitchen, bathroom with separate WC, double bedroom with built-in wardrobes and southerly aspect living room. Ideally located with Southsea Common, Gunwharf Quays and Elm Grove shopping area all within walking distance. Additional benefits include gas central heating, double glazing and a balcony. An internal viewing is highly recommended so call Jeffries & Dibbens at your earliest convenience.



jdea.co.uk

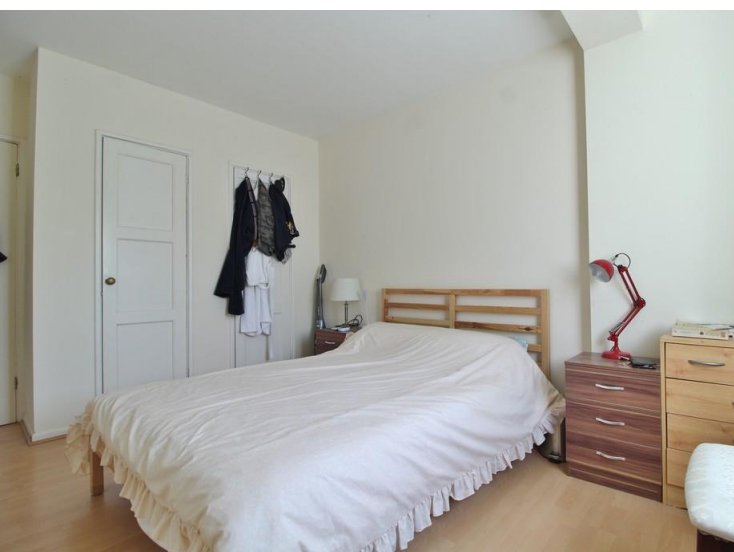
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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs to all floors, door to private storage cupboard, door to:-

HALLWAY

Laminate flooring, doors to all rooms, cupboards with one housing gas and electric meters, security intercom phone system.

BATHROOM

5' 8" x 5' 2" (1.74m x 1.58m)

Fitted bathroom comprising panel enclosed bath with electric shower unit over, pedestal hand basin, tiled to principal areas and tiled flooring, double glazed obscure window to front elevation.

WC

5' 9" x 2' 7" (1.76m x 0.81m)

Low level WC, tiled to principal areas and tiled flooring, double glazed obscure window to front elevation.

KITCHEN

9' 4" x 8' 4" (2.85m x 2.55m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, gas hob with electric oven, extractor hood over, space and plumbing for washing machine, space for fridge/freezer, laminate flooring, tiled to principal areas, double glazed window to front elevation.

BEDROOM

14' 4" x 9' 10" (4.38m x 3.00m)

Double glazed window to rear elevation, laminate flooring, radiator, built-in wardrobes.

LIVING ROOM

14' 4" x 12' 2" (4.39m x 3.71m)

Southerly aspect double glazed window, double glazed door to balcony, laminate flooring, feature fireplace.

BALCONY

Southerly aspect, paved throughout.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of 30/05/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council.

Balance of Lease: 83 years remaining.

Ground Rent Charges: £10 per annum.

Ground Rent Review Period: N/A.

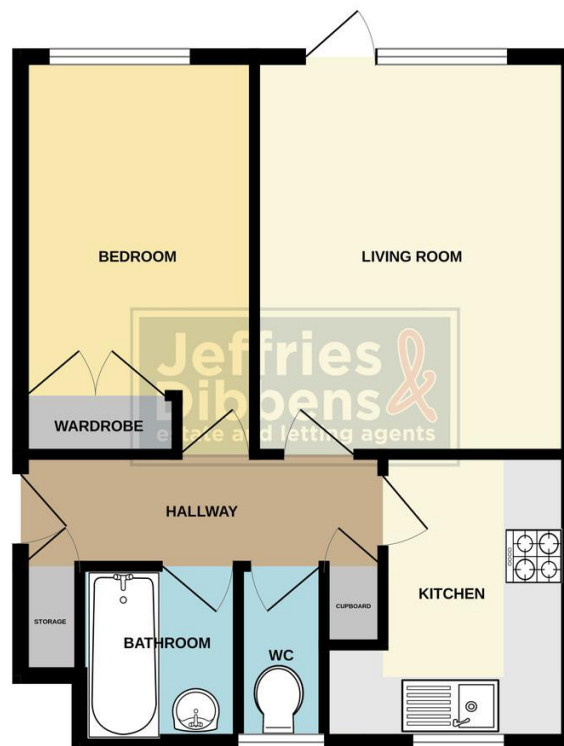
Maintenance/Service Charges: £1,914 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in service charge.

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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH