



£110,000 Leasehold

A WELL-PRESENTED RETIREMENT APARTMENT IN CENTRAL SOUTHSEA LOCATION! A McCarthy & Stone built retirement complex found along Queens Crescent, Southsea, within walking distance of Palmerston Road shopping precinct and Waitrose. This first floor apartment, which is located on the east side of the building, is offered with no forward chain and the internal accommodation comprises; entrance hall, fitted bathroom, double bedroom with built-in wardrobes, fitted kitchen and 19ft lounge/diner with views out towards St John's College. Additional benefits include; residents' off road parking (first come, first serve), residents' lounge, laundry room and guest suite and lovely communal gardens. This property is not to be missed so please call Jeffries & Dibbens to arrange your internal viewing.



jdea.co.uk

f @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



COMMUNAL ENTRANCE

Security entry phone system, door into:-

COMMUNAL FOYER

Lift and stairs to first floor, access to communal facilities.

FRONT DOOR

Leading into Flat 43.

HALLWAY

Doors to all rooms, large cupboard housing mains electrics, consumer unit and domestic hot water cylinder, security entry system and emergency pull cord to Careline, carpeted.

LOUNGE

10' 8" x 19' 8" (3.26m x 6.01m)

Double glazed window to side elevation, night storage heater, carpeted, TV and telephone points, double doors to:-

KITCHEN

7' 7" x 7' 1" (2.33m x 2.18m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, built-in oven, built-in electric hob with extractor hood over, spaces for fridge and freezer, tiled to principal areas and vinyl flooring.

BATHROOM

5' 6" x 6' 10" at widest point (1.70m x 2.10m)

Panel enclosed bath with electric shower over, wash basin in vanity unit, close couple WC, wall mounted electric heater, extractor fan, tiled to principal areas and carpeted flooring, fitted mirror.

BEDROOM

9' 1" at widest point x 13' 7" excluding wardrobe depth (2.78m x 4.15m)

Double glazed window to side elevation, night storage heater, built-in mirrored wardrobe, carpeted.

OUTSIDE:

Pretty, landscaped residents' garden and residents' off road parking (on a first come, first serve basis).

RESIDENTS FACILITIES

Communal gardens, laundry room, residents' lounge, guest suite, house manager, 24 hour emergency Careline response system.

AGENTS NOTE:

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(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 10/06/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port Retirement Property Services/Estate & Management Ltd

Balance of Lease: 99 years remaining

Ground Rent Charges: £450 per annum

Ground Rent Review Period: Every 25 years

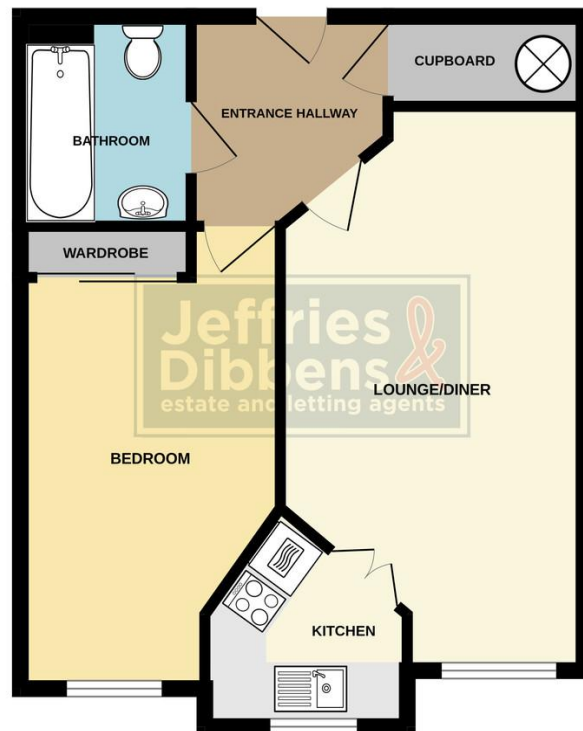
Maintenance/Service Charges: £1946 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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.
Made with Metropix 02023

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