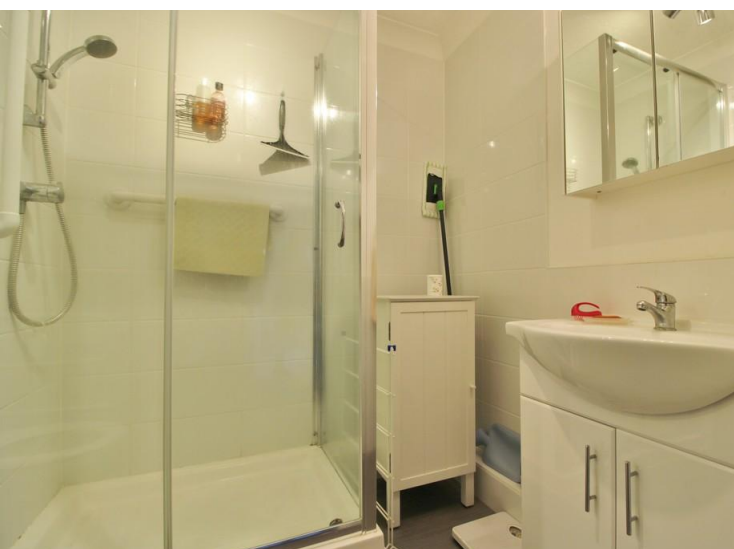




£105,000 Leasehold

RETIREMENT APARTMENT IN CENTRAL SOUTHSEA LOCATION! A McCarthy & Stone built retirement complex found in Queens Crescent, Southsea, within walking distance of Palmerston Road and Waitrose. This third floor apartment, which is located on the east side of the building, is offered to the market with no forward chain. The internal accommodation comprises entrance hall, modern fitted shower room, double bedroom with built-in wardrobes, fitted kitchen and lounge/diner. Additional benefits include residents' parking (first come, first serve basis), lovely communal gardens, guest suite and laundry room. This property is not to be missed so please call the Southsea office to arrange your internal viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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		

COMMUNAL ENTRANCE

Security entry phone system, door into:-

COMMUNAL FOYER

Lift and stairs to all floors, access to communal facilities.

FRONT DOOR

Leading into Flat 87.

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.

SHOWER ROOM

6' 10" x 5' 7" (2.09m x 1.71m)

Shower cubicle with thermostatic shower, wall mounted wash basin, low level WC, tiled to principal areas and vinyl flooring.

BEDROOM

13' 6" x 9' 1" at widest point (4.14m x 2.79m)

Double glazed window to front elevation, carpeted, storage heater, built-in wardrobe, emergency pull cord.

LOUNGE

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

Double glazed window to front elevation, storage heater, door to kitchen, emergency pull cord.

KITCHEN

7' 2" x 7' 7" (2.20m x 2.32m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and electric hob, space for fridge/freezer, tiled to principal areas, double glazed window to front elevation.

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.



LEASE INFORMATION:



As of 26/08/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port

Balance of Lease: 99 years remaining

Ground Rent Charges: £510.18 per annum

Ground Rent Review Period: Every 25 years

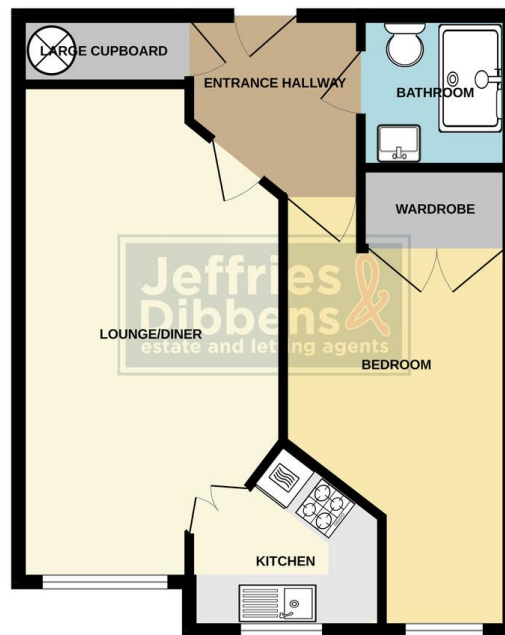
Maintenance/Service Charges: £1894.97 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charge

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

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

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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