



£100,000 Leasehold

LOVELY ONE BEDROOM RETIREMENT APARTMENT! This well-presented retirement apartment is located on the third floor of this popular retirement complex in Granada Road, situated within a couple of hundred yards of Canoe Lake and the seafront. Mansion Court has an array of residents' facilities including a well-tended communal southerly facing garden, residents' lounge and conservatory, laundry room, guest suite and residents' first come, first serve parking. The internal accommodation, which is well-presented, offers a fitted kitchen, double bedroom (with built-in mirrored wardrobe), living/dining room and spacious fitted shower room. Additional benefits include electric heating and a spacious hallway cupboard. For further details please call the Southsea Office.



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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL FOYER

House Manger's office, lift and stairs to all floors, access to communal lounge (laundry room can be located on the first floor).

HALLWAY

Security entry and emergency pull cord system, large storage cupboard housing domestic hot water cylinder, night storage heater, carpeted, wall mounted consumer unit, doors to all rooms.

LOUNGE

17' 4" x 10' 3" (5.30m x 3.13m)

Double glazed window to front elevation, night storage heater, carpeted, telephone point, TV point, through to:-

KITCHEN

7' 3" x 9' 6" (2.23m x 2.91m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for electric cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and vinyl flooring, emergency pull cord.

BEDROOM

11' 8" including wardrobe depth x 9' 2" (3.56 m x 2.80m)

Double glazed window to front elevation, night storage heater, TV point, telephone point, carpeted, built-in mirrored wardrobe, emergency pull cord.

SHOWER ROOM

7' 2" including shower x 5' 6" (2.19m x 1.70m)

Comprising large shower cubicle with electric shower unit, close coupled WC, pedestal mounted hand basin, heated towel rail, extractor fan, emergency pull cord, fully tiled walls and resin flooring.

RESIDENTS PARKING

Non allocated off road parking for residents'.

COMMUNAL FACILITIES

24hr Emergency assistance with on-site house manager, communal lounge and sun room, laundry room, guest suite, kitchen and residents' parking.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	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 29/08/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Grange Property Management.

Balance of Lease: 65 years remaining.

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

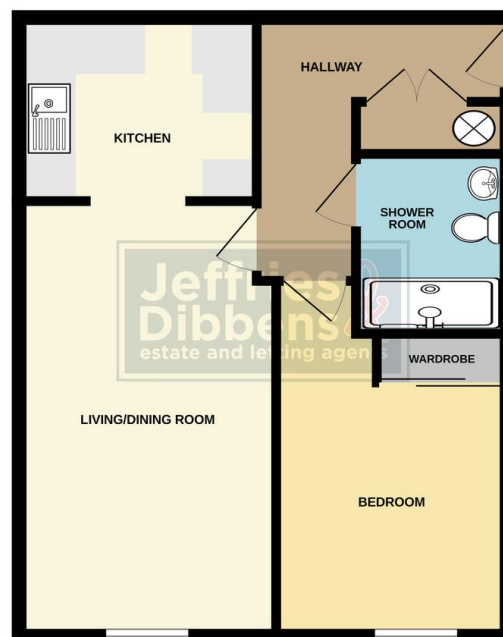
Maintenance/Service Charges: £253.67 per month.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in above 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, 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 is given to their operability or efficiency can be given.
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OFFICE ADDRESS

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