

303B FAWCETT ROAD,
SOUTHSEA, HAMPSHIRE, PO4 0LE



£185,000 Share of Freehold

INVESTMENT BUYERS - SPACIOUS TWO BEDROOM FLAT WITH A SHARE OF FREEHOLD & PRIVATE COURTYARD! This spacious ground floor flat is located on the corner of Fawcett Road and Wheatstone Road and is offered to the market with no forward chain. The spacious accommodation briefly comprises; entrance hallway, two double bedrooms, fitted bathroom, lounge and fitted kitchen. To the rear of the property, you will find a private and enclosed courtyard garden with side pedestrian access. Additional benefits include gas central heating, double glazing throughout and a share of the freehold with a new 999 year lease! The current tenant is on a rolling contract paying £850 pcm. We feel this property would make a great investment purchase, so please call to arrange your internal viewing.



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ENTRANCE

Obscure double glazed door to:-

HALLWAY

Obscure double glazed window to side elevation, radiator, carpeted flooring, doors to all rooms.

BEDROOM ONE

14' 7" x 14' 2" into recess (4.47m x 4.32m)
Dual aspect double glazed windows, radiator, carpeted flooring.

BEDROOM TWO

11' 11" into recess x 10' 10" (3.64m x 3.32m)
Double glazed window to side elevation, radiator, carpeted flooring.

LOUNGE

11' 10" x 14' 2" (3.61m x 4.34m)
Double glazed window to side elevation, two radiators, carpeted flooring, doors to bathroom and kitchen.



KITCHEN

12' 0" x 9' 1" (3.67m x 2.79m)
Dual aspect double glazed windows, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with gas hob and extractor hood over, spaces and plumbing for washing machine and dishwasher, spaces for tall fridge/freezer and tumble dryer, tiled to principal areas and tiled flooring, double glazed door to garden.



BATHROOM

8' 8" x 4' 6" (2.66m x 1.39m)
Obscure double glazed window to rear elevation, panel enclosed bath with shower attachment, wash basin set in vanity unit, radiator, extractor fan, tiled walls and tiled flooring.

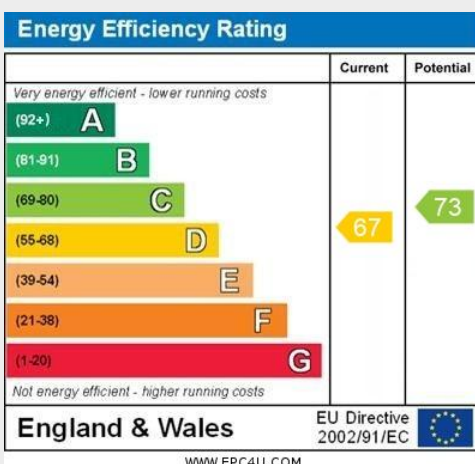
GARDEN

13' 8" x 14' 11" (4.18m x 4.56m)
Fully enclosed by brick walls and wooden fencing, outside tap, side pedestrian access.

AGENTS NOTE:

COUNCIL TAX

Band B.





LEASE INFORMATION:



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

Tenure: Share of Freehold

Landlord/Managing Agent: Freeholders of top and bottom flats.

Balance of Lease: 999 years remaining.

Ground Rent Charges: Nil

Ground Rent Review Period: N/A

Maintenance/Service Charges: As & when basis (50% split with top flat).

Maintenance /Service Charges Review Period: N/A

Building Insurance: £242.39pa

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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