



£215,000 Leasehold

TWO BEDROOM GROUND FLOOR APARTMENT WITH GARDEN & NO FORWARD CHAIN! This lovely ground floor apartment can be found along Festing Road, Southsea, a desirable residential location positioned within close proximity of Canoe Lake, Southsea seafront and Albert Road shopping facilities. The accommodation comprises entrance lobby, spacious lounge/kitchen with integral appliances, utility room, fitted bathroom suite and two bedrooms. To the front and side of the property is an enclosed southerly facing courtyard garden. Benefits include a 992 YEAR LEASE, double glazing throughout, gas central heating (via a combination boiler) and NO FORWARD CHAIN. We highly advise an internal viewing at your earliest opportunity to fully appreciate all this home has to offer! Please call our Southsea branch along Marmion Road today.



COMMUNAL ENTRANCE

Door to:-

COMMUNAL HALL

Entrance door to Apartment 2.

LOBBY

5' 5" x 3' 4" (1.67m x 1.02m)

Door to hallway, loft access, meter cupboard housing electric mains.

HALLWAY

Doors to both bedrooms, through to:-

LOUNGE/KITCHEN

16' 4" x 16' 1" into bay (5,39m x 4.92m)

Double glazed square bay window to side elevation, radiator, laminate flooring, door to utility room. Modern fitted kitchen comprising a range of wall and base level units incorporating a square edge work surface, integral appliances including; fridge/freezer, double oven and dishwasher, stainless steel bowl with mixer tap, induction hob with contemporary extractor hood over, overhead storage shelf, cupboard housing combination boiler.

UTILITY ROOM

3' 6" x 7' 5" (1.07m x 2.28m)

Space and plumbing for washing machine with work surface over, laminate flooring, door to:-

BATHROOM

5' 5" x 7' 0" (1.67m x 2.14m)

Modern fitted suite comprising panel enclosed P shape bath with glass screen, thermostatic shower mixer over with rainfall style shower head, pedestal mounted wash basin with waterfall style mixer tap, close coupled WC, fully tiled walls and tiled flooring, heated towel radiator, mirror with light, extractor fan.

BEDROOM ONE

13' 2" into bay x 14' 2" (4.03m x 4.32m)

Double glazed bay window to front elevation, radiator, carpeted flooring.

BEDROOM TWO

6' 1" x 10' 1" (1.86m x 3.08m)

Double glazed window to side elevation, radiator, carpeted flooring, mezzanine level with lighting (fits double mattress).

OUTSIDE:

GARDEN

Located to the front and alongside property, laid to shingle and paving, enclosed by brick walls and wooden fencing.

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		74
(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 April 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Carvalho Concept Ltd.

Balance of Lease: 992 years remaining.

Ground Rent Charges: £350 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1,063.68 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charge.

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



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 misstatement. 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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