

FLAT 2 45 FESTING ROAD, SOUTHSEA, HAMPSHIRE, PO4 0NG



£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.





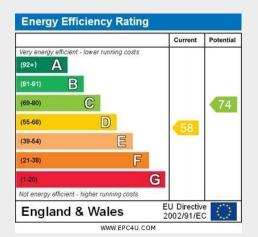












COMMUNAL ENTRANCE

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 bowel 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.





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.

UTILITY ROOM

LOUNGE/KITCHEN

LOBBY

BEDROOM TWO 39

MEZZANINE

BEDROOM ONE

OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire, PO5 2DT

OFFICE DETAILS

023 9236 1111 southsea@jeffries.co.uk www.jdea.co.uk

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

