



## £175,000 Share of Freehold

ONE BEDROOM FLAT WITH ALLOCATED PARKING & SHARE OF FREEHOLD! An opportunity to purchase a lovely one bedroom flat situated in a highly requested location with NO FORWARD CHAIN. Castle Road is ideally located with an array of bars and restaurants, Palmerston Road shopping area and Southsea Common all within close proximity. The property itself briefly comprises; double bedroom, lovely newly fitted bathroom suite, open plan kitchen/living room. Additional benefits include an extended lease, a share of the freehold and an elusive allocated off road parking space to the rear of the block. We feel that this would be an ideal purchase for an owner occupier or investment purchaser so please call us at your earliest convenience to arrange your viewing.



### COMMUNAL ENTRANCE

Security entry system, door to:-

### COMMUNAL HALLWAY

Stairs to all floors, personal door to No 6.

### ENTRANCE HALL

Security phone entry system, carpet throughout, cupboard housing electric meter and consumer unit, doors to all rooms, storage cupboard, cupboard housing hot water cylinder, storage heater.

### BEDROOM

12' 11" x 10' 1" (3.96m x 3.09m)

Double glazed window to rear elevation, carpet throughout, electric heater.

### BATHROOM

6' 4" x 6' 6" (1.94m x 2.00m)

Fitted bathroom comprising a panel enclosed bath with central taps and electric shower unit over, pedestal hand basin, low level WC, tiled to principal areas.

### LOUNGE/KITCHEN:

19' 8" x 13' 3" (6m x 4.04m)

### KITCHEN AREA

7' 9" x 6' 9" (2.38m x 2.08m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for freestanding cooker, extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled to principal areas.

### LOUNGE AREA

Double glazed windows to front elevation, carpet throughout, storage heater, electric feature fireplace.

### PARKING

Residents' car park found at the back of the building with one allocated parking space.

### AGENTS NOTE:

### COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(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 April 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Share of Freehold

**Landlord/Managing Agent:** Pearsons Management Services.

**Balance of Lease:** 180 years remaining.

**Ground Rent Charges:** None.

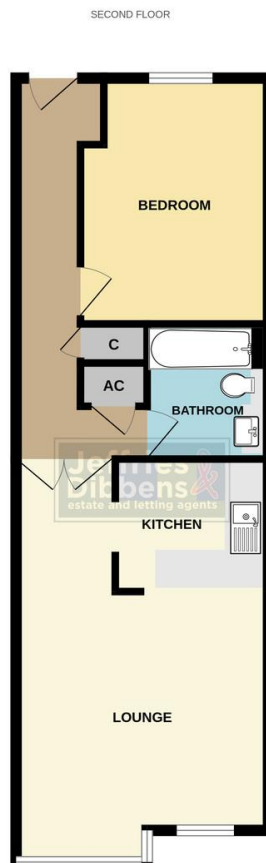
**Ground Rent Review Period:** N/A.

**Maintenance/Service Charges:** £100 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within the 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 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. Made with Metropix ©2024

## OFFICE ADDRESS

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## OFFICE DETAILS

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