

# bushnell porter



## London Road

North End Portsmouth PO2 9DJ



- Communal entrance hall
- Stairs to all floors
- Owners entrance hall
- Rear aspect lounge/dining room
- White three piece bathroom suite
- White high gloss kitchen
- Bedroom
- Gas central heating and double glazing

## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



**A one bedroom first floor rear aspect flat with gas central heating and double glazing situated close to shops in London Road North End.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** stairs rising to all floors.

**OWNERS ENTRANCE HALL** via wood grain effect door, wood grain panel effect doors with chrome furniture to all rooms, panelled radiator, high level cupboard with electrical trip switches.

**LOUNGE/DINING ROOM** 14ft 10 (4.53m) x 13ft 5 (4.09m) rear aspect room via double glazed window, central chimney breast with period cast iron, mantelpiece and decorative surround, brick hearth, panelled radiator, period skirting boards, plain plastered ceiling.

**BATHROOM** 7ft (2.13m) x 7ft (2.13m) white three piece suite comprising P-shaped panel enclosed bath with chrome waterfall bath mixer, chrome shower mixer over with separate hand held shower head, principle sunflower shower head over, glazed screen, marble effect tiled surround, pedestal wash hand basin with chrome monobloc waterfall tap with pop-up waste, close coupled wc, chrome towel rail/radiator, frosted side aspect double glazed window, plain plastered ceiling with inset ceiling spotlights, access to roof space.

**KITCHEN** 6ft 8 (2.03m) x 7ft (2.13m) side aspect room via double glazed window, kitchen comprising white high gloss units, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood grain effect roll edge work surfaces with black bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, end display shelves, space for washing machine, space for freestanding fridge/freezer, built-in electric oven with four ring gas hob over, wall mounted boiler, chrome power and light points, plain plastered ceiling, extractor fan.

**BEDROOM** 9ft 9 (2.98m) x 10ft 2 (3.11m) rear aspect room via double glazed window overlooking gardens, panelled radiator, built-in storage cupboard with shelving, further recessed storage area, cupboard over, plain plastered ceiling.

**COUNCIL TAX – Portsmouth City Council – Band A - £1,383.64 (2024/2025)**

## **LEASEHOLD**

**Lease length – 125 years from 24<sup>th</sup> June 2006 (Approx' 107 years remaining)**

**Maintenance charges – For period 25<sup>th</sup> March 2024 to 28<sup>th</sup> September 2024 - £1,458.58**

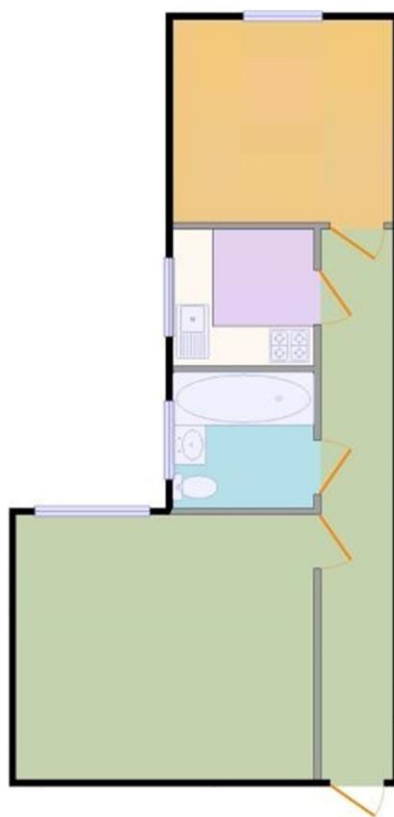
**Ground rent – £50 per annum**

**BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only  
And is Not To Scale

**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees.** The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

