



## Garden Flat Northcote Road Southsea PO4 0LH



- Entrance hall
- Front aspect bedroom with bay window
- Rear aspect second bedroom
- White three piece shower room
- Westerly facing side aspect lounge
- Rear aspect Cream shaker design panel effect kitchen
- Gas heating and double glazing
- Enclosed southerly paved rear garden
- Extended lease

### 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 two bedroom garden flat situated just north of Albert Road with the added benefit of having an extended lease and a good sized paved southerly aspect rear garden.**

**ENTRANCE HALL** via part panelled part frosted double glazed front door with frosted double glazed fanlight over, three wall light points, panelled door to bathroom, single panelled radiator, part period style ceiling coving, wood grain effect flooring.

**BEDROOM 1** 14ft 3 (4.35m) x 9ft 10 (3.01m) plus front aspect double glazed bay window (bedroom one currently used as second lounge by current vendor), double panelled radiator, television point, telephone point, cupboard housing electric meter and fuses, period ceiling coving, wood grain effect flooring.

**BEDROOM 2** 9ft 9 (3.00m) x 10ft (3.07m) (measurements taken to built-in wardrobe), southerly rear aspect room via double glazed window, single panelled radiator, built-in triple wardrobe with sliding panel effect doors, central mirror fronted door concealing hanging rail and storage shelf space, wood grain effect flooring.

**SHOWER ROOM** white three piece suite comprising walk-in shower cubicle with splash back and glazed screen, chrome shower mixer with separate hand held shower head and principle sunflower shower head over, close coupled wc., wash hand basin with chrome monobloc mixer tap, white high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, wood grain effect flooring, frosted side aspect double glazed window, extractor fan.

**LOUNGE** 13ft (3.95m) reducing to 11ft 7 (3.54m) x 8ft 6 (2.60m) westerly facing side aspect room via double glazed window, double panel radiator, built-in storage cupboard, wood grain effect flooring, plain plastered ceiling, door frame leading through to kitchen.

**KITCHEN** 10ft (3.04m) x 9ft 2 (2.79m) dual side and rear aspect room, to the side westerly facing double glazed window, to the rear southerly aspect double glazed window with adjacent part panelled part double glazed door leading to rear garden, kitchen comprising Cream panel effect shaker design units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect roll edge work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for fridge and freezer and slimline dishwasher, slate effect ceramic floor tiles, wall mounted boiler.

**OUTSIDE** to the rear of the property there is an enclosed southerly aspect mostly paved rear garden with flower border, storage cupboard via double glazed door.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate size and flexibility of this two bedroom garden flat that is situated close to Albert Road and has the benefit of a good sized southerly paved rear garden and an extended lease.

**PARKING PERMIT ZONE -MC- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

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

**LEASEHOLD - Lease length –189 Years from 11<sup>th</sup> December 1987**

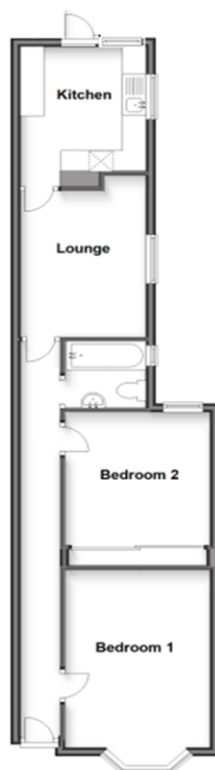
**Maintenance charges – £70.00 per year**

**Ground rent – Peppercorn**

**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	70   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

