FLAT 9 GROSVENOR COURT EAST LODGE PARK, FARLINGTON, PORTSMOUTH

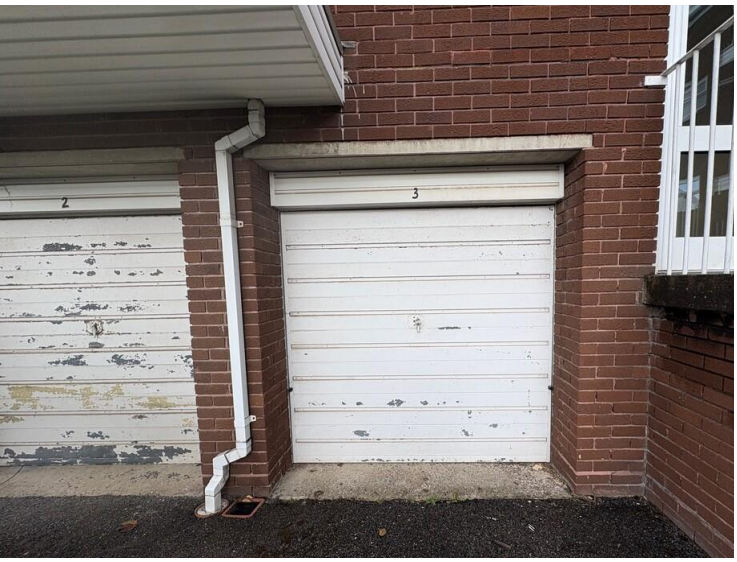


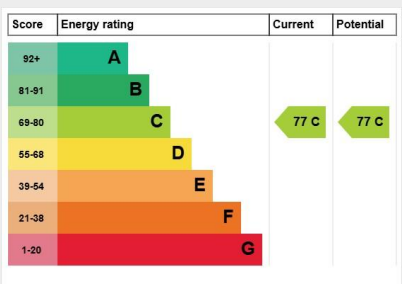
£179,995 Leasehold

Offered with no forward chain and located in Grosvenor Court, Farlington, you will find this two bedroom first floor apartment which is ideally located near motorway links and easy access to local shops and bus links. This flat is perfect for a first time buyer who are looking to get on the property ladder or an investor. The accommodation consists of a hallway, two double bedrooms, a modern bathroom, fitted kitchen and a lounge which has the extra bonus of a balcony which is also accessed from one of the bedrooms. Other benefits include gas central heating and a generously sized garage. A viewing is highly advised, to arrange your viewing contact our Drayton Office today!









COMMUNAL ENTRACE
Secure telecom entry system, stairs to all floors, front door to property

FRONT DOOR

HALLWAY

Large storage cupboard and doors to;

BEDROOM ONE
12' 4 into bay" x 9' 3" (3.76m x 2.82m)

BEDROOM TWO
11' 1" x 10' 1" (3.38m x 3.07m)
Door providing access onto a balcony, free standing wardrobes which will be staying at the property.

BATHROOM
8' 11" x 6' 9" (2.72m x 2.06m)

KITCHEN
12' 4" x 8' 11" (3.76m x 2.72m)

LOUNGE
12' 5" x 11' 1" (3.78m x 3.38m)
Door providing access onto a balcony

GARAGE
Up and over door to garage, access to two additional storage areas, power and lighting.

COMMUNIAL BIN STORE

Agents Note

Please be aware that the owner of this property is a relation of an employee.





LEASE INFORMATION:

As of 22/10/2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Long Term Reversions (Harrogate) LTD (Pier Management)

Managing agent: Parkford's

Balance of Lease: 166 years (until 2192) as of 22/10/2026

Ground Rent Charges: N/A

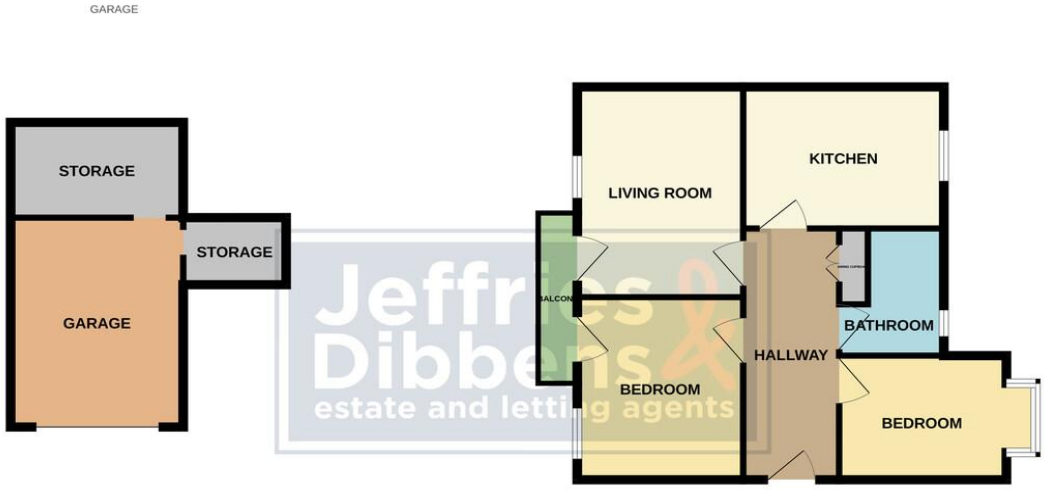
Ground Rent Review Period: N/A

Maintenance/Service Charges: Approx £2574 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: £637 per annum

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



OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,
Hampshire, PO6 2EH

OFFICE DETAILS

023 9237 3341
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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