

FLAT B SPORTSMANS MEWS STATION ROAD, PORTSMOUTH, PO3 5BG



£145,000 Leasehold

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, ground floor flat located in Station Road, Copnor. Accommodation comprises a 19ft living room/kitchenette, two bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a private, off road parking space. Please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662



jdea.co.uk

f @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

HARDWOOD FRONT DOOR

HALLWAY

Radiator, laminate flooring, door to bedroom one, bedroom two, bathroom, cupboard, door to reception room.

KITCHENETTE

19' 2" narrowing to 10'10" x 14' 9" narrowing to 8'10" (5.84m x 4.5m)
PVC double glazed windows to side aspect, radiator, spot lighting, laminate flooring, range of wall and base units, roll top work surfaces, plumbing for washing machine, integral oven, integral gas hob, stainless steel sink with mixer tap and drainer unit, tiled to principal areas, wall mounted combination boiler.

BEDROOM ONE

10' 11" x 10' (3.33m x 3.05m)
PVC double glazed window to side aspect, radiator.

BEDROOM TWO

10' 5" x 10' max (3.18m x 3.05m)
PVC double glazed window to side aspect, radiator.

BATHROOM

Obscure PVC double glazed window to side aspect, close coupled WC, laminate flooring, tiled bath with shower attachment, tiled to principal areas, stainless steel heated towel rail, pedestal wash basin, extractor fan.

OUTSIDE

Off road parking.



LEASE INFORMATION:



As of March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: share of Freehold

Balance of Lease: 987 years as of 2024

Ground Rent Charges: Peppercorn

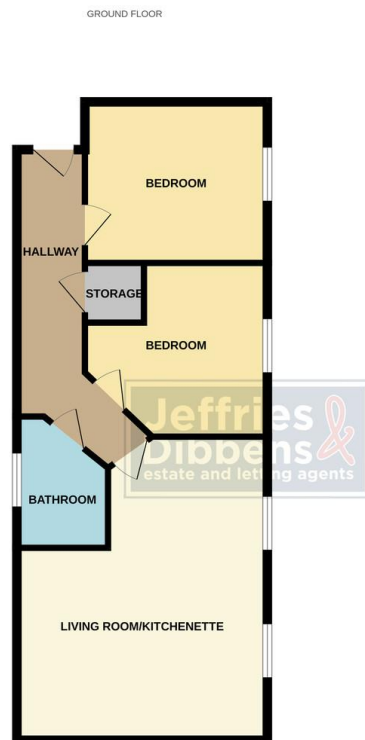
Ground Rent Review Period: N/A

Maintenance/Service Charges: Split between the four flats

Maintenance /Service Charges Review Period: split between the four flats

Building Insurance: split between the four flats

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 misstatement. 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 Metageo 6/2024

OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662
portsmouth@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