

bushnell porter



Keyes Court, Albert Road Southsea PO5 2SS



- Communal entrance hall
- Security entrance phone and emergency call facility
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge with bay window overlooking Chelsea Road
- Rear aspect kitchen
- White three piece shower room
- Two bedrooms
- Electric heating and double glazing
- Central Southsea location
- No forward chain
- For those (from) aged over 55 years

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 fourth floor purpose built retirement flat for those (from) aged over 55 situated in Central Southsea with lift and stairs to all floors. The property is being sold with no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL lift and stairs to all floors, security entrance phone.

OWNERS ENTRANCE HALL via part panelled part frosted double glazed front door, wood grain effect doors to all rooms, wall mounted night storage heater, security entrance phone, emergency call facility.

AIRING CUPBOARD with lagged cylinder, storage shelves, electric meter and fuses.

LOUNGE 18ft 5 (5.62m) x 10ft 2 (3.10m) plus front aspect double glazed bay window looking down Chelsea Road, central focal fire surround with wooden mantle, marble effect back and hearth, television point.

KITCHEN 10ft 2 (3.11m) x 7ft 7 (2.32m) rear aspect room via double glazed window, kitchen comprising single bowl single drainer stainless steel sink with chrome mixer tap over, wood effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for freestanding fridge/freezer, vinyl flooring, wall mounted electric heater.

SHOWER ROOM 7ft 3 (2.22m) reducing to 4ft 7 (1.40m) x 6ft 2 (1.88m) reducing to 3ft (1.93m) L-shaped rear aspect room via frosted double glazed window, three piece suite comprising corner shower cubicle with glazed door/screen and two splashback walls, electric shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboards below, close coupled wc, wall mounted electric heater.

BEDROOM 1 11ft 7 (3.55m) reducing to 9ft 8 (2.96m) x 8ft 2 (2.48m) reducing to 5ft 6 (1.68m) front aspect room via double glazed window, wall mounted electric panel heater.

BEDROOM 2 10ft 7 (3.22m) reducing to 8ft (2.53m) x 6ft 9 (2.08m) L-shaped front aspect room via double glazed window overlooking Chelsea Road, wall mounted electric panel heater.

OUTSIDE to the rear of the property there is a communal roof top patio garden.

COUNCIL TAX – Portsmouth City Council – Band ... B... - £TBA (2024/2025)

Permit Parking Zone - MD

LEASEHOLD

Lease length – Approx' 96 years

Maintenance charges – £197.20 per month

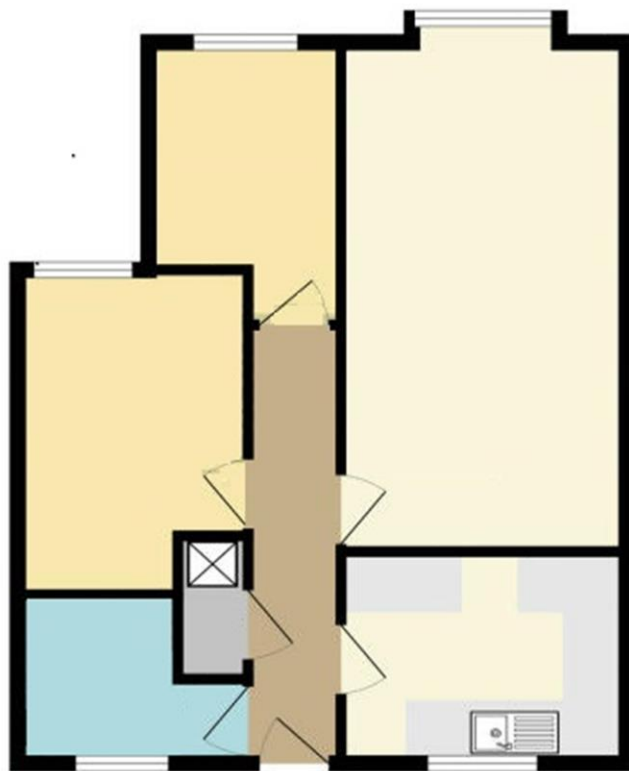
Ground rent – £72.00

N.B. Agents Notes: Further information regarding the property can be obtained from Vivid 0800 652 0898

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>

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

