



Stone Street Southsea PO5 3BN



- Communal Entrance Hall with security entrance phone
- Ground and top floor storage cupboards
- Owners Entrance Hall
- Front Aspect Lounge with balcony
- Rear aspect kitchen
- Two Bedrooms
- White Bathroom Suite
- Double Glazing
- No forward chain

Independent Estate Agents

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A two bedroom top floor purpose built flat with front aspect balcony off of the lounge being sold with no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, ground floor allocated storage cupboard, stairs rising to all floors.

TOP FLOOR LANDING with second allocated storage cupboard.

OWNERS ENTRANCE HALL via wood grain part panelled part frosted double glazed front door, L Shaped, panelled doors to all rooms, security entrance phone, access to roof space, built-in storage cupboards.

LOUNGE 16ft 5 (5.02m) x 12ft 2 (3.72m) front aspect room via double glazed door opening out on to balcony with adjacent double glazed windows, central chimneybreast with tiled mantle and surround, tiled back and hearth, television point, electric wall mounted heater.

BALCONY approx. 12ft (3.66m) x 4ft 4 (1.34m) front aspect overlooking Stone Street, tiled flooring, metal railings.

KITCHEN 13ft (3.98m) x 7ft 10 (2.40m) reducing to 5ft 8 (1.73m) rear aspect room via double glazed tilt and turn window overlooking roof tops, kitchen comprising White units, enamel single bowl single drainer inset sink unit with mixer tap over, work surfaces, range of storage cupboards and drawers under, further range of matching eye level storage cupboards, space for cooker, space for washing machine, space for free standing fridge\freezer, built-in pantry.

BEDROOM 1 12ft 9 (3.90m) x 12ft 3 (3.67.m) reducing to 9ft 9 (2.98m) front aspect room via double glazed window overlooking Stone Street.

BEDROOM 2 12ft 1 (3.70m) reducing to 9ft 9 (2.98m) x 11ft 2 (3.42m) rear aspect room via double glazed tilt and turn windows overlooking roof tops, wall mounted heater.

BATHROOM 6ft 11 (2.11m) x 6ft 10 (2.09m) rear aspect room via frosted double glazed tilt and turn window, White three piece suite comprising a panel enclosed bath with chrome taps and tiled surround, wash hand basin with chrome taps and cupboard below, high level w.c., vinyl flooring.

On street parking with permit parking 'KB Zone'

COUNCIL TAX – Portsmouth City Council – Band 'A' – (Price TBC) 2024/2025

LEASEHOLD

Lease length – 125 years from 26/06/1981

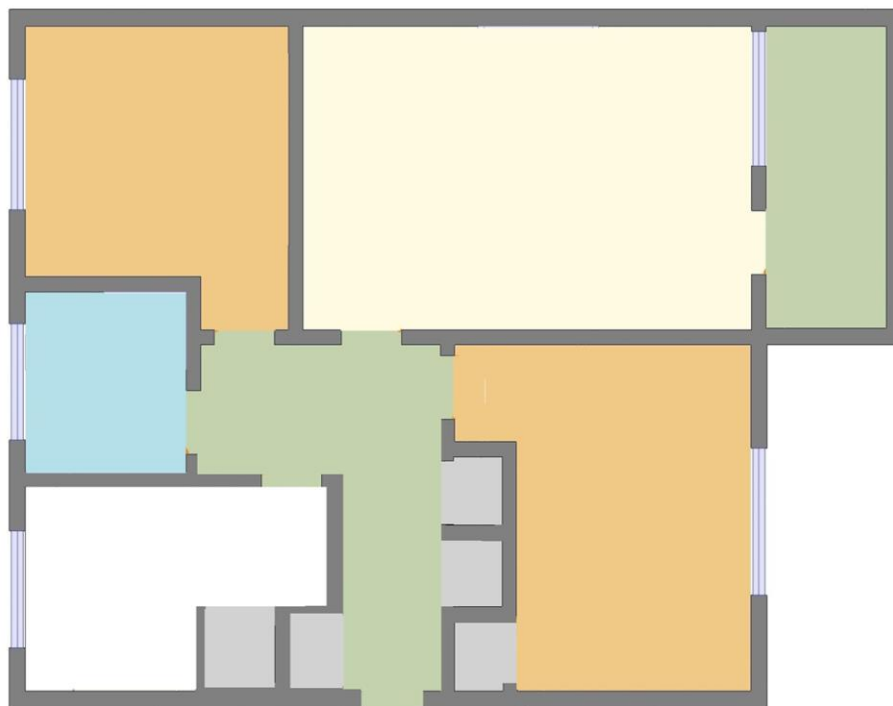
Maintenance charges – approximately £167.88 per month until 31st March 2024

Ground rent – £10.00 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>

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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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

