

bushnell porter



Queens Road

Portsmouth PO2 7NE



- High gloss Mocha colour kitchen
- White three piece bathroom suite with standalone bath
- Bedroom
- Lounge with bay window
- Off road parking area
- Gas heating
- Double glazing

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

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A one bedroom ground floor corner flat with separate kitchen to lounge and the benefit of off road parking area.

ACCOMMODATION

KITCHEN 10ft 1 (3.08m) x 7ft 2 (2.18m) plus entrance recess leading to inner entrance hall, kitchen comprising high gloss Mocha colour kitchen units, one and half bowl stainless steel inset sink unit with monobloc mixer tap over, wood effect roll edge work surfaces with part mosaic tiled splashback to sink, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for freestanding fridge/freezer, built-in brushed steel electric oven with five ring electric hob and glass and brushed steel cooker hood over, tiled splashback to hob area, wall mounted boiler, side aspect easterly facing double glazed window, single panelled radiator, part panelled part frosted leadlight double glazed front door, wood grain effect flooring throughout kitchen area and through to inner hallway.

INNER HALLWAY with doors to bathroom, bedroom and lounge, recessed storage area, plain plastered ceiling.

BATHROOM 11ft 4 (3.47m) reducing to 10ft 1 (3.09m) x 7ft (2.13m) plus easterly facing side aspect double glazed bay window, white three piece contemporary suite comprising deep standalone bath with chrome bath/shower mixer over, pop-up waste, close coupled wc, floating wall mounted wash hand basin with chrome monobloc mixer tap and pop-up waste with tiled splashback, panelled radiator, storage shelves, vinyl flooring, plain plastered ceiling, space for condensing tumble dryer, plain plastered ceiling.

BEDROOM 10ft 6 (3.22m) x 11ft 5 (3.50m) reducing to 10ft 3 (3.12m) easterly facing side aspect room via double glazed window, panelled radiator, wood grain effect flooring, built-in wardrobe with sliding wood grain effect door plus sliding mirror fronted door concealing hanging rail and storage space, plain plastered ceiling with period style ceiling coving.

LOUNGE 14ft 7 (4.46m) x 12ft 5 (3.78m) plus front aspect double glazed bay window, central chimney breast with floating mantle, recess below, panelled radiator, television point, period style ceiling coving and decorative ceiling rose, plain plastered ceiling, wood grain effect flooring.

OUTSIDE to the rear of the property there is a block paved off road parking area approximately 15ft 9 (4.82m) x 15ft 9 (4.82m) with access via Lynn Road, wrought iron side gate to further block paved side garden area.

NB: AGENTS NOTES An internal inspection is highly recommended to appreciate this one bedroom ground floor flat with off road parking.

COUNCIL TAX – Portsmouth City Council – Band ‘A’ - £1,383.64 – 2024/2025

LEASEHOLD

Lease length – 125 years from 25/03/2019 to 24/03/2144

Maintenance charges – £823.00 per annum

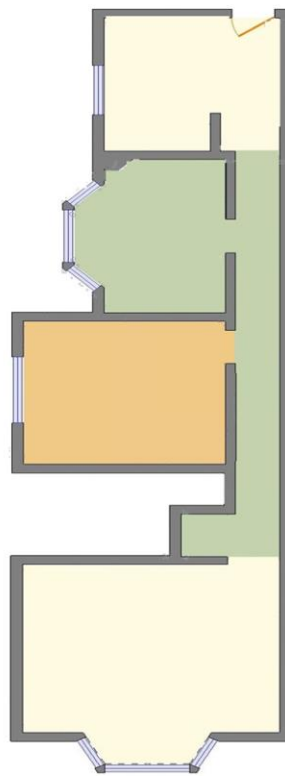
Ground rent – £175.00 per annum

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>

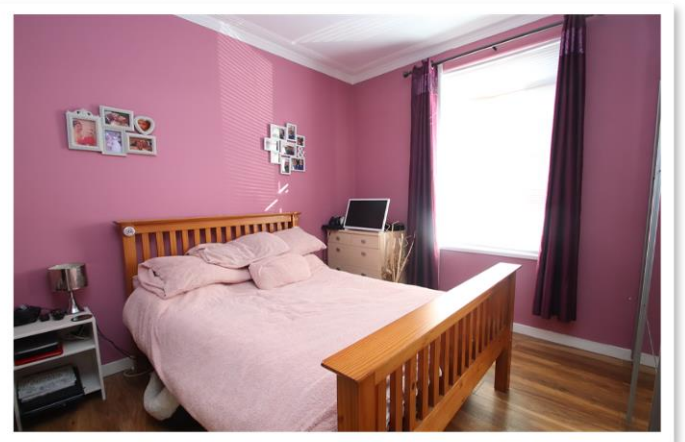
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The Floor Plan is For Guidance Only And is Not To Scale

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

