

# bushnell porter



## Astley Street Southsea PO5 4BZ



- Communal entrance hall
- Security entrance phone
- Owners L-shaped entrance hall
- Lounge
- Kitchen/breakfast room
- Three bedrooms
- Separate wc
- Two piece bathroom suite
- Gas heating and double glazing
- Two ground floor storage cupboards
- No forward chain

### Independent Estate Agents

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Other Offices in Hampshire



**A three bedroom ground floor flat being sold with no forward chain.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, access to ground floor storage cupboards, one within the communal hallway, one to the rear.

**OWNERS ENTRANCE HALL** via wood grain panel effect front door with frosted fanlight, L-shaped entrance hall with security entrance phone, panelled radiator, storage cupboard with shelving, further cupboard housing gas and electric meters, plain plastered ceiling.

**LOUNGE** 11ft 9 (3.60m) reducing to 9ft 10 (2.99m) x 11ft 4 (3.47m) front aspect room via double glazed window, panelled radiator, built-in storage cupboard, coved and plain plastered ceiling.

**KITCHEN/DINING ROOM** 15ft (4.58m) x 11ft 4 (3.45m) front aspect room via double glazed window, panelled radiator, television point, telephone point, kitchen comprising white high gloss units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect work surfaces with white splashback, storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, built-in brushed steel oven and grill with four ring gas hob over, brushed steel splashback and brushed steel cooker hood over, space for washing machine, space for dishwasher, space for condensing tumble dryer, space for freestanding fridge/freezer, vinyl flooring, coved and plain plastered ceiling.

**BEDROOM 1** 11ft 6 (3.51m) x 10ft 1 (3.09m) reducing to 8ft 1 (2.48m) L-shaped rear aspect room via double glazed windows, panelled radiator, coved and plain plastered ceiling.

**BEDROOM 2** 9ft 6 (2.90m) x 8ft 10 (2.71m) rear aspect room via double glazed window, panelled radiator, built-in cupboard housing boiler, coved and plain plastered ceiling.

**BEDROOM 3** 11ft 8 (3.55m) reducing to 9ft 10 (3.00m) x 6ft 4 (1.95m) side aspect room via double glazed window, panelled radiator, coved and plain plastered ceiling.

**SEPARATE WC** comprising close coupled suite with concealed cistern, granite effect work surface with rectangular ceramic wash hand basin, chrome monobloc mixer tap and pop-up waste, frosted rear aspect double glazed window, wood grain effect vinyl flooring, coved and plain plastered ceiling with inset ceiling spotlights.

**BATHROOM** 5ft 7 (1.71m) x 5ft 3 (1.61m) rear aspect room via frosted double glazed window, two piece suite comprising panel enclosed bath with chrome bath/shower mixer, glazed screen, rectangular wash hand basin with chrome monobloc mixer tap, storage drawers below with chrome furniture, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the size of this ground floor flat. This property is currently going through Probate therefore exchange and completion cannot take place until Probate has been granted.

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

## **LEASEHOLD**

**Lease – 125 years from 15<sup>th</sup> February 1982**

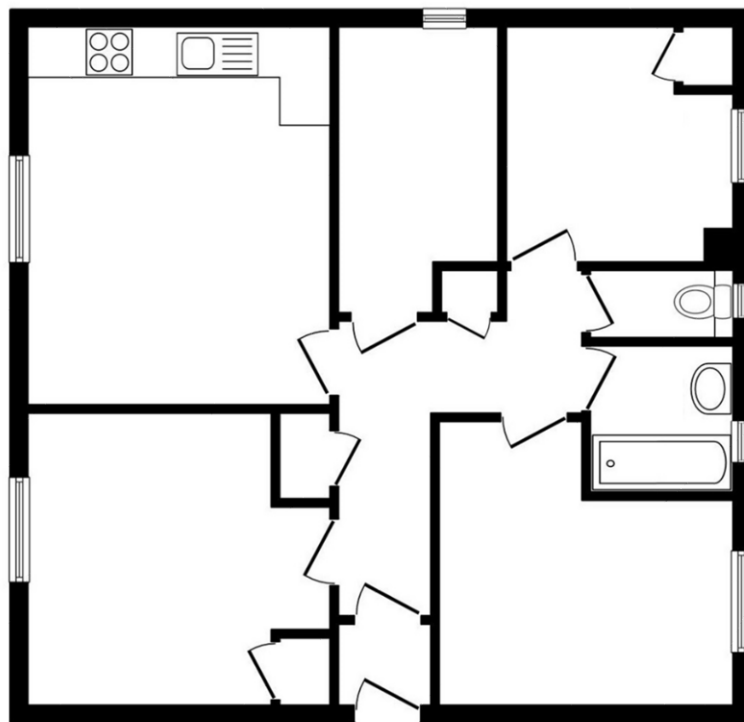
**Maintenance Charge 1<sup>st</sup> April 2024 - 31<sup>st</sup> March 2025 – Approx. £222.33 per month (Inc’ Ground Rent of £0.83p pm)**

**Permit Parking Zone - LA**

**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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

