

# bushnell porter



## Fawcett Road Southsea PO4 0DN



- First floor flat
- Easterly facing front aspect lounge
- Two rear aspect bedrooms
- Side aspect White kitchen
- Three piece shower room
- Double glazing
- Gas central heating
- Close to Fratton Station
- No forward chain

### Independent Estate Agents

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**A two bedroom first floor flat with gas heating, double glazing, close to Fratton Station and being sold with no forward chain.**

**ACCOMMODATION** Stairs rising to first floor entrance hall via double glazed front door high level gas and electric meters.

**ENTRANCE HALL** with wood grain panel effect doors to bedroom and lounge, plain plastered ceiling, access to loft space, landing leading through to kitchen.

**LOUNGE** 12ft 5 (3.78m) x 10ft 9 (3.28m) plus recess, easterly facing front aspect room via double glazed bay window panelled radiator, television point, telephone point, cove and plain plastered ceiling.

**BEDROOM 1** 11ft 10 (3.62m) reducing to 10ft 10 (3.31m) x 10ft 9 (3.28m) reducing to 7ft 6 (2.31m) "L" shape rear aspect room via double glazed window overlooking rear gardens, panelled radiator, coved and plain plastered ceiling.

**KITCHEN** 13ft (3.98m) x 9ft 2 (2.81m) side aspect room via double glazed window, wood grain panel effect door leading to rear lobby, kitchen comprising of white units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer taps, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards and shelves, space for washing machine, space for fridge and freezer, built-in brushed steel electric oven with four ring gas hob and cooker hood over, plain plastered ceiling, wall mounted boiler, vinyl flooring.

**REAR LOBBY** with wood grain panel effect doors to shower room and bedroom, plain plastered ceiling.

**SHOWER ROOM** 6ft (1.89m) x 6ft (1.82m) side aspect room via frosted double glazed window, three piece suite comprising corner shower with two tiled walls, glazed curved door/screen, chrome shower mixer, tiled walls to picture rail height, close coupled w.c., pedestal wash hand basin with chrome monobloc mixer taps and tiled splashback, chrome towel rail/radiator, tiled flooring, plain plastered ceiling.

**BEDROOM 2** 9ft 8 (2.97m) x 9ft 4 (2.84m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, coved and plain plastered ceiling.

**On street parking with permit parking MB Zone**

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

**LEASEHOLD**

**Lease length** – 125 years from 01/01/2013

**Maintenance charges** – The building is shared 50/50 with the leaseholder of the other flat and therefore costs are on an as-and-when basis.

**Ground rent** – £150 per annum

**Insurance including cost and admin** - £326.40 for period 23/07/23 to 22/07/2024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

