



Flat 4, 1-3 Brookfield Road
Portsmouth, Hampshire PO1 5HZ
Offers In The Region Of £125,000

coagroves

Sales, Rentals and Block Management

Flat 4, 1-3 Brookfield Road, Portsmouth, Hampshire PO1 5HZ

1 BEDROOM FIRST FLOOR APARTMENT OFFERED WITH NO CHAIN AND REMAINIGN LEASE TERM OF 104 YEARS. (APPROX) The accommodation comprises a double bedroom, open plan lounge/kitchen, bathroom suite. The property has been recently redecorated and fitted with new floor coverings so is ready to move into. Located in this popular area for first time and investment buyers.

Communal Entrance

Stairs to first floor.

Entrance Hall

Vinyl flooring.

Lounge/Kitchen

18'5 x 12'7 (5.61m x 3.84m)

Double aspect room with 3 double glazed windows. wall mounted heater, telephone point, television point, textured ceiling, new carpet.

Kitchen Area

Single drainer stainless steel sink unit, wall and base cupboards, part tiled walls, wall mounted boiler, plumbing for washing machine, space for fridge/freezer., space for cooker.

Bedroom

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window, wall mounted heater.

Bathroom

5'8 x 6'1 (1.73m x 1.85m)

Suite comprising a bath with shower over, WC, wash hand basin, part tiled walls, heater, double glazed window, vinyl flooring.

Additional Information

Tenure - Leasehold

Length of Lease - 110 Years from 25th December 2020 - 104 Years remaining approximately

Service Charge - £1845pa - Includes building insurance

Ground Rent - £200pa

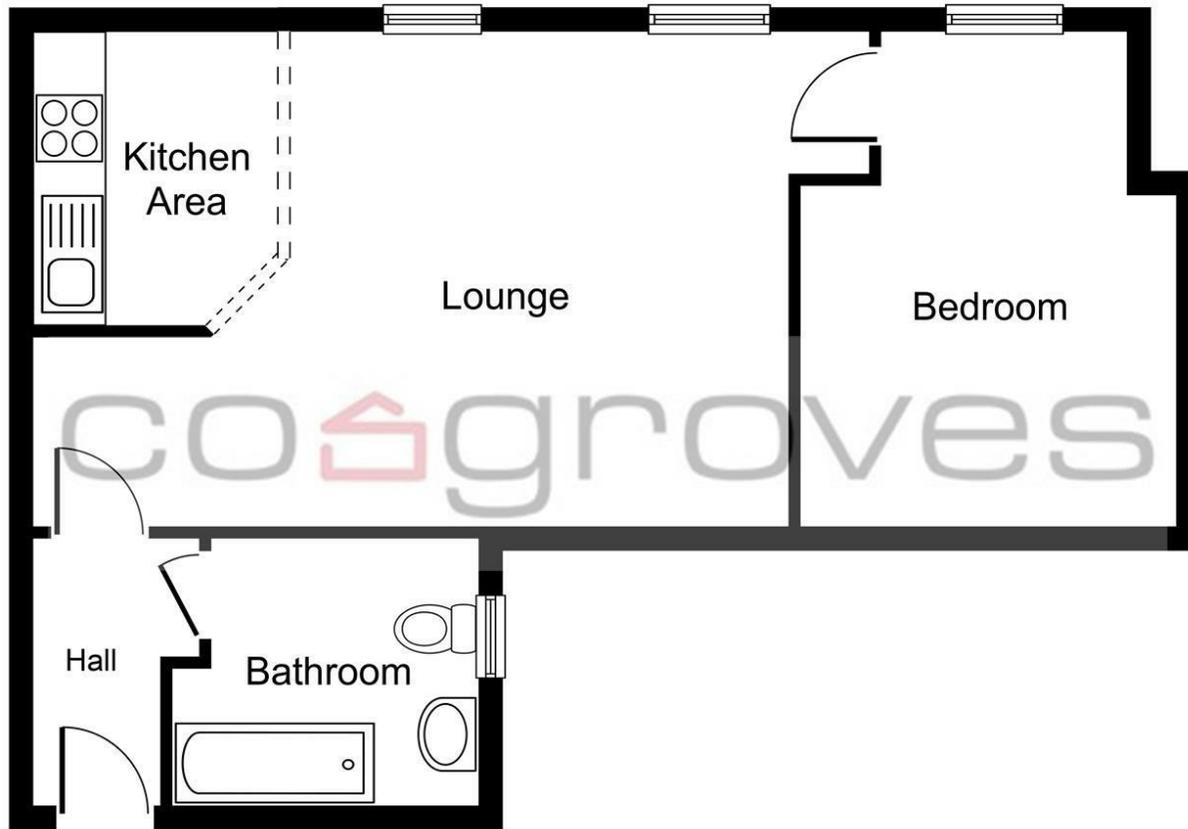
Council Tax - Band A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

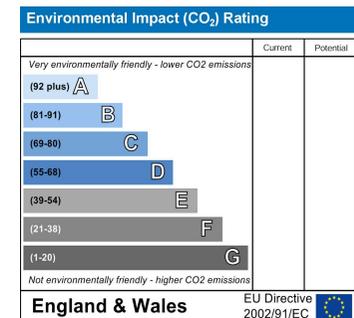
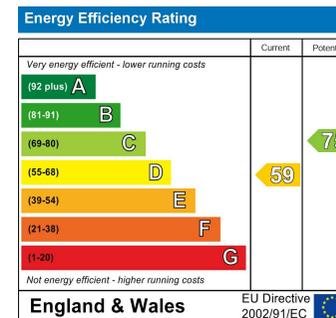




Brookfield Road, Fratton, PO1 5HZ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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