



PRICE: £195,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the centre of the walls and are not guaranteed. We accept no responsibility for any errors or omissions. This service, whether or not it is used in conjunction with any other service, is provided as a guide only and should not be relied upon for any legal or financial purposes. Please refer to the relevant legislation for more information.



Alsford Road, Purbrook, PO7 5NE

EXTENDED LEASE OF 169 YEARS and NO FORWARD CHAIN is offered with this spacious one double bedroom ground floor garden flat in Purbrook. The property is complemented with block paved off road parking as well as a REAR GARDEN IN EXCESS OF 100ft offering huge potential for work from home office.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Personal Entrance

Wooden front door leading to the Entrance Hall.

Entrance Hall

Laminate wood effect flooring, storage cupboard housing utility meters and arched recessed area with double glazed obscured window to side aspect, coved and smoothed ceiling.

Lounge

Feature open fire with wood mantle and surround, tiled hearth, double glazed French doors leading out onto the garden, coved and textured ceiling, radiator, door to Kitchen.

Kitchen

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over and electric oven below, space and plumbing for washing machine or dishwasher, space for full height or undercounter fridge/freezer, tiled to principle areas, smoothed ceiling with down lighting.

Bedroom One

Double glazed bay window to front aspect, laminate wood effect flooring, radiator, smoothed ceiling.

Bathroom

White suite comprising panelled bath with wall mounted shower over and wall mounted hand held shower attachment, shower screen, pedestal wash hand basin, close coupled low level wc, tiled to principle areas, double glazed obscured window to side aspect, coved and smoothed ceiling, extractor fan, radiator.

OUTSIDE

The frontage is predominately block paved providing ample off road parking. The generous rear garden is approximately 100ft long mainly laid to lawn and would be an ideal opportunity to create a work from home office (subject to local planning consent). Panelled fencing and mature planting complement the boundaries, there is also gated side access, an outside tap as well as an attached brick outbuilding which houses the wall mounted gas boiler for central heating and domestic hot water as well as plumbing and power for additional appliances.

Additional Information

The lease is being extended by the owner.

Ground Rent & Buildings Insurance combined annual payment £290.71 March 2022.

