



40 Nelson Road, Southsea, PO5 2AS

£215,000

****OFF ROAD PARKING** **NEWLY REFURBISHED****

GD3 Property is delighted to offer this spacious two-bedroom apartment with off-road parking in the sought-after area of Nelson Road.

This apartment benefits from a brand new fully fitted kitchen, bathroom and flooring throughout. That apartment is situated on the hall floor level. An off-road parking space for one vehicle to the front. It has undergone a full refurbishment to a high standard.

The internal accommodation comprises; an entrance hall, a bay-front living room, an open plan to the modern fitted kitchen with solid wood worktops, two double bedrooms, and a luxurious bathroom with quality fittings and storage.

Tenure – Leasehold
Service Charges - £1299.00
Ground Rent -£0.00 (collected via freeholder)

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Entrance hall 12'0" x 5'10" (3.66 x 1.8)

Entrance hallway, leading to lounge kitchen

Lounge / Kitchen 16'2" x 16'2" (4.95 x 4.95)

Walnut laminate flooring, large bay with sliding sash windows. Fully fitted kitchen with solid wood worktop. Integrated appliances consists of; Washing machine, dishwasher, electric oven, induction hob, fridge and freezer. Wall units and cabinets beneath.

Bedroom 1 13'1" x 10'9" (4.0 x 3.3)

Double bedroom with window and borrowed light

Hallway 2'7" x 16'2" (0.8 x 4.94)

Hallway leading to both bedrooms and bathroom

Bedroom 2 8'10" x 12'7" (2.7 x 3.85)

Rear bedroom is a double with south facing window.

Bathroom 5'7" x 8'4" (1.72 x 2.56)

Bathroom consists of; bath, over head shower, modern WC and storage under the sink and side unit.

Parking Space

Car park space to the front of the building for one vehicle

Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Lease details

Lease Term 125 Years

Lease Commenced 1987

Lease Remaining 89

Service charges £108.25 pcm

Viewing Arrangements/Floorplan

Viewing is strictly by appointment via GD3 Property.

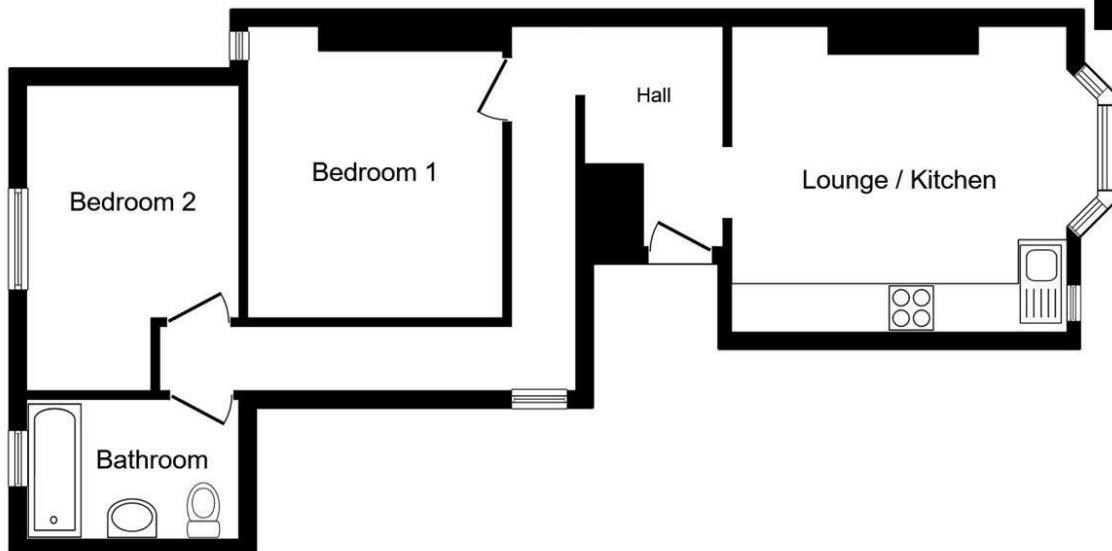
The measurement provided are for guidance only and not necessarily drawn to scale

Council Tax

Portsmouth City Council Tax Band A £1320.51 for the year 2023/2024

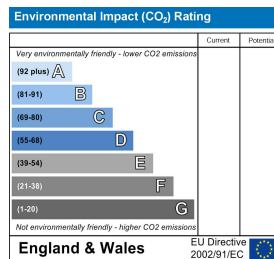
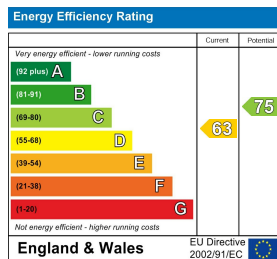
AML

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Total floor area 54.8 m² (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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