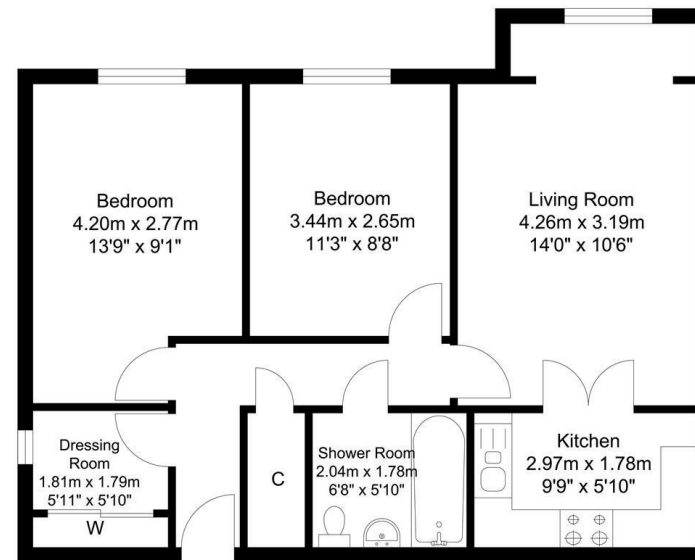




TWO BEDROOM RETIREMENT APARTMENT
CHAIN FREE

GD3 Property Welcome to this charming two-bedroom apartment located on Victoria Road North in the heart of Southsea. This property is perfect for those looking for a peaceful retirement retreat. As you step into this lovely apartment, you'll be greeted by a warm and inviting atmosphere which consists of one large bedroom with a walk-in wardrobe area, a secondary medium-sized double bedroom, large lounge area with a walk-through into the kitchen. The communal garden offers a tranquil space to relax and enjoy the outdoors, while the communal lounge and garden provide a great area to socialise with fellow residents. One of the conveniences of this property is the communal launderette, making laundry days a breeze. Located in a desirable area, this apartment offers not just a place to live but a community to be a part of.

Tenure – Leasehold
 Service Charges - £3276.00
 Ground Rent - £TBC (collected via freeholder)
 Lease Length – 125 years from 1989
 Remaining lease length – 90 years
 Council Tax Band - C
 EPC – C until 2034



Total Approximate Area
 603.74 sq. ft.
 (56.09 sq. m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 83 (91-94) A	83	Very environmentally friendly - lower CO ₂ emissions 83 (91-94) A	
Energy efficient - lower running costs 76 (81-91) B	76	Environmentally friendly - lower CO ₂ emissions 81 (89-91) B	
Decent energy efficiency - lower running costs 70 (69-81) C		Lower CO ₂ emissions 79 (81-89) C	
Some energy efficiency - higher running costs 65 (65-69) D		Higher CO ₂ emissions 76 (79-81) D	
Not very energy efficient - higher running costs 55 (55-65) E		High CO ₂ emissions 71 (65-79) E	
Not energy efficient - higher running costs 45 (45-55) F		Very high CO ₂ emissions 61 (55-65) F	
Very poor energy efficiency - highest running costs 35 (35-45) G		Extremely high CO ₂ emissions 51 (45-55) G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	