



## 36 Wimbledon Park Road, Southsea, PO5 2PT Offers Over £110,000

**\*\*ONE BEDROOM APARTMENT\*\* \*\*GREAT FIRST TIME PURCHASE\*\***

GD3 Property welcome this charming one-bedroom apartment located on Wimbledon Park Road in Southsea. This property is perfect for those looking for their first home or a great investment opportunity.

This apartment is consists of a good size open plan lounge/kitchen, a large bedroom with built in wardrobe and a shower room which is situated off the lounge.

This apartment is situated within walking distance to shops, bars, and restaurants, this apartment offers the convenience of city living with all amenities close by.

Don't miss out on the chance to own this fantastic one-bedroom apartment in the heart of Southsea.

Contact us today to arrange a viewing and make this property your new home!

Tenure – Leasehold

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## Entrance Hall

carpet flooring, smooth walls, smooth ceiling leading to lounge area.

## Bedroom One



carpet flooring, smooth walls, smooth ceiling, built in wardrobe, one electric heater, UPVC window

## Lounge



hallway leading to lounge area, carpet flooring smooth walls, smooth ceilings.feature wall one electric heater, UPVC bay window. Access all accommodation from here.

## Open Plan Kitchen



laminite flooring, smooth walls, smooth ceilings, wooden built in cupboards , black worktops, tiled splash back, free standing cooker.

## Disclosure

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.

## Anti-Money Laundering (AML)

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £80 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.

