

BRANDON COURT

LAWRENCE ROAD | SOUTHSEA | PO5 1PF



£225,000

Leasehold - Share of Freehold

- Two Double Bedroom Groundfloor Apartment
- Requested Grade II Listed Building
- Short Walk to Popular Albert Road Location
- Southerly Facing Living Room : Dining Area
- Fitted Kitchen with Integrated Appliances
- Luxury Shower Room plus Cloakroom
- Share of Freehold : Long Lease : No Ground Rent
- Allocated Parking Bay : Early Viewing Recommended



In Brief

We have pleasure in marketing for sale this **LOVELY** two bedroom apartment located on the ground floor of this Grade II listed former convent within the heart of the **POPULAR** Albert Road district of Southsea.

Perfect for first time buyers or Buy to Let investors, the apartment is situated on the south side of the development with allocated **PARKING** directly outside the **PRIVATE** entrance door and just around the corner from the many shops, cafes, bars and restaurants together with the renowned Kings Theatre.

Once inside, you will find a **SPACIOUS** layout comprising; entrance hall with utility cupboard housing new Bosch washing machine, cloakroom, 18ft living room with separate dining area and secondary access to inner communal hallway with intercom, fitted kitchen with integrated AEG oven, Bosch induction hob and AEG dishwasher plus an inner hall with access to one of four **LARGE LOFT** areas leading to two double bedrooms and a **LUXURY** shower room.

The apartment provides electric heating and benefits from a long lease, no ground rent and service charges paid up until June 2024.

Early viewing strongly recommended.

£225,000

KEY FACTS

TENURE: Leasehold - Share of Freehold

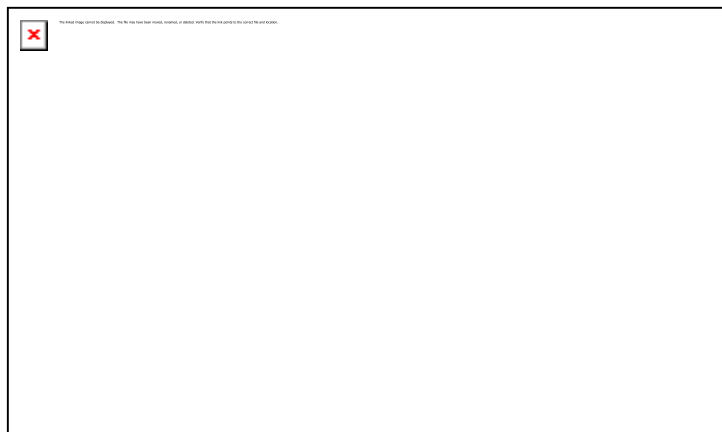
TERM: 994 Years remaining

GROUND RENT: None

SERVICE CHARGE: £2,540 pa (paid up until June 2024)

EPC RATING: 'E'

COUNCIL TAX BAND: 'A'



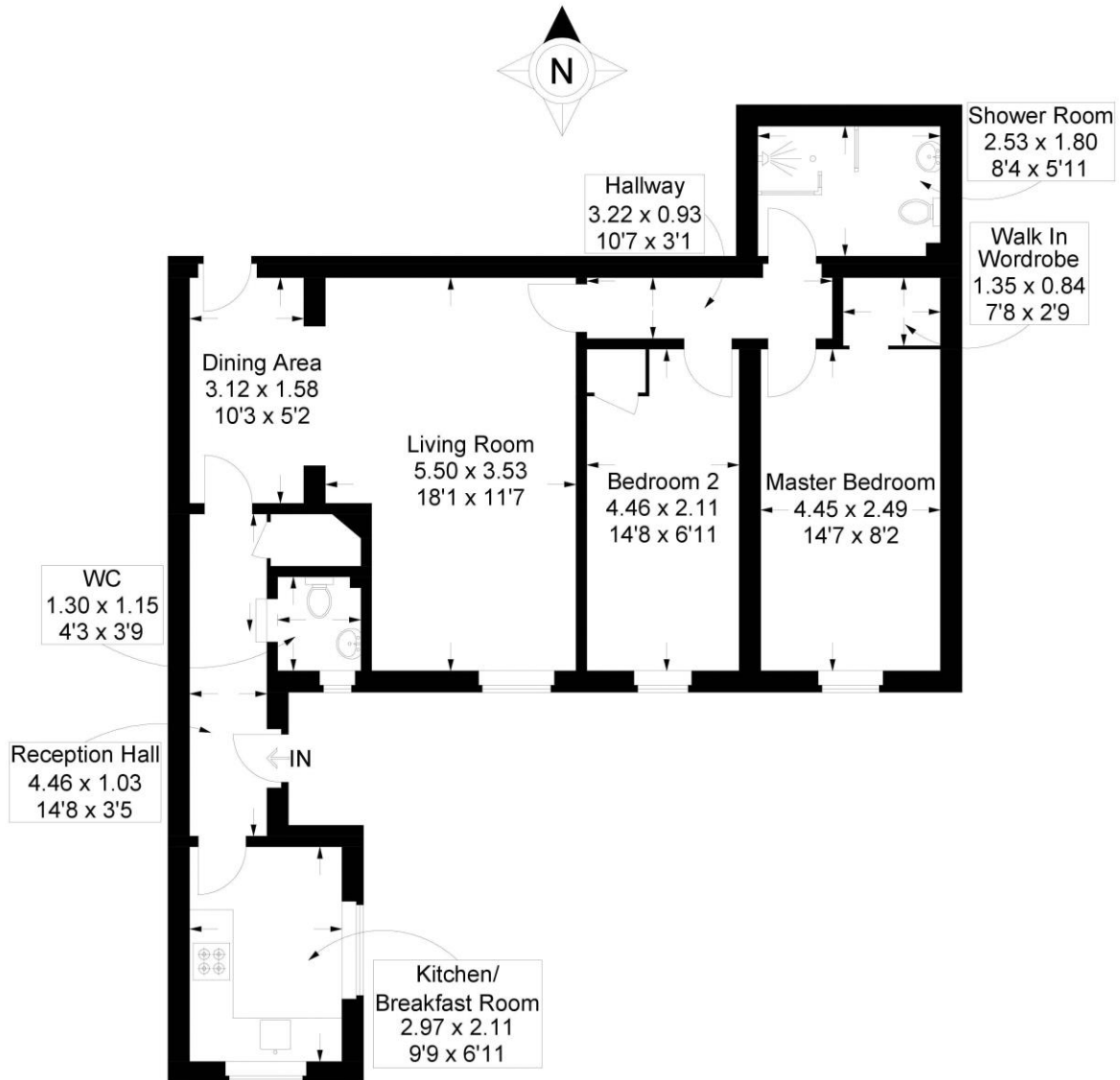
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Brandon Court, Lawrence Road, Southsea

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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