

# MAZAGON HOUSE, 9

MERTON ROAD | SOUTHSEA | PO5 2AE



£799,950  
Freehold

- Block of Four Self Contained Apartments
- Two of which Currently Owner Occupied
- Attached Garage with Off Road Parking
- Sale Includes Freehold of The Building
- Potential For Conversion to Single House
- Located Within 500Yds Palmerston Road
- Thomas Ellis Owen House in Much Requested Residential Location
- Viewing Highly Recommended





## In Brief

We are pleased to present to the market this **FREEHOLD** Thomas Ellis Owen building, which is currently divided into **FOUR** self contained **APARTMENTS** with **GARAGE**, parking and outside space. Two of the apartments are currently let out on assured tenancies, Flat Two at £950.00 PCM and Flat Three at £850.00 PCM. The property is conveniently situated within walking distance of local amenities and restaurants, which can be found on the highly regarded Albert Road and Palmerston Road. The property accommodation comprises of over 4600 sq feet ( 435 Sq M) Lower Ground Floor apartment : living room, kitchen, bedroom and bathroom. Ground floor apartment two bedrooms, living room, dining room, kitchen and bathroom, First Floor apartment: living room, kitchen/breakfast room, inner lobby, two bedrooms and a bathroom. Second Floor: living room, bedroom, kitchen and bathroom. Outside there is a garage, off road parking and front garden

£799,950

## KEY FACTS

**TENURE:** Freehold

**COUNCIL TAX BAND:** 4 x A

**EPC:** TBA





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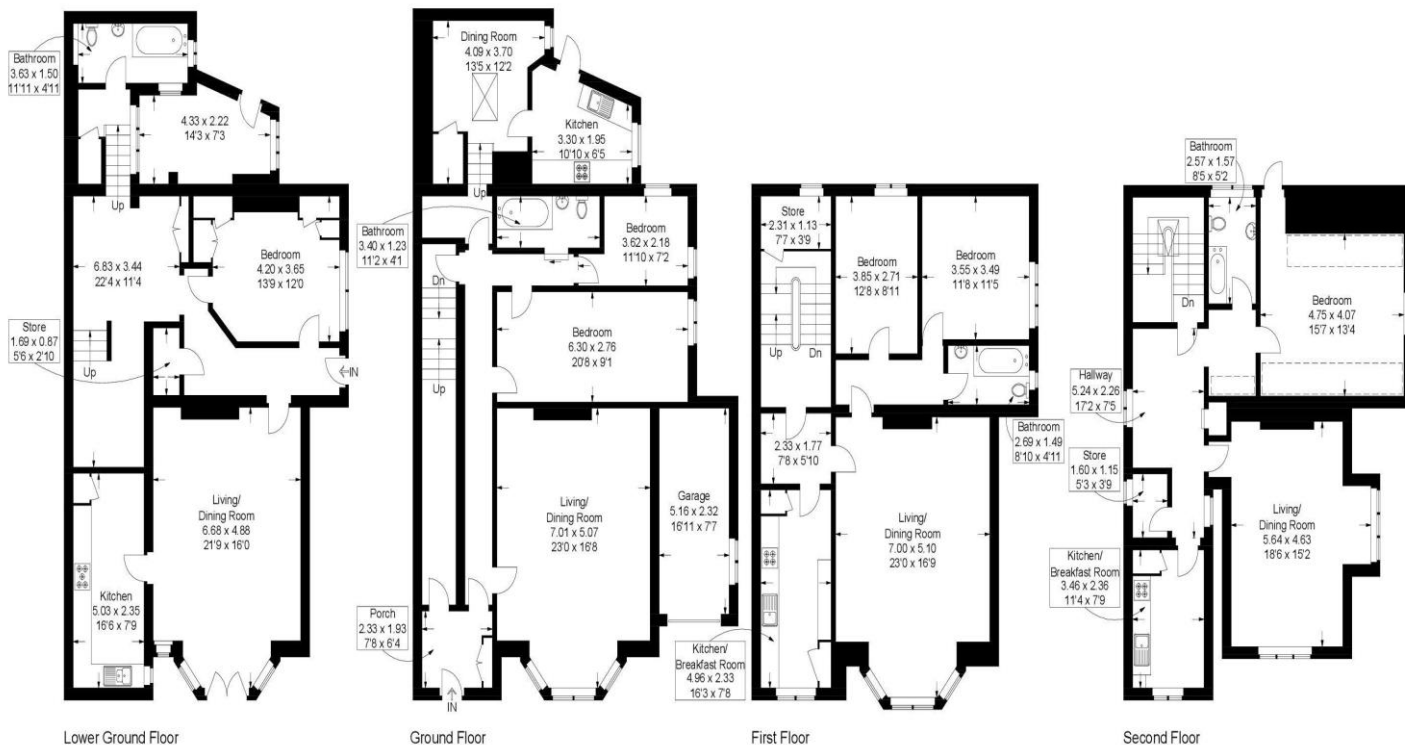
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**Merton Road, Southsea**

Approximate Gross Internal Area = 435.6 sq m / 4689 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 7.2 sq m / 77 sq ft  
Total = 442.8 sq m / 4766 sq ft



 = Reduced headroom below 1.5m / 5ft

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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