

THE COLONNADES

SOUTHSEA | HAMPSHIRE | PO4 9XP



£399,950

Leasehold – Share of Freehold

- Impressive Two Bedroom DUPLEX Apartment
- Grade II Listed Building within Private Estate
- Spacious L-Shaped Living/Dining Room
- Fitted Kitchen/Breakfast Room with Sea Views
- Two Double Bedrooms
- Cloak/Shower Room plus Bathroom
- Resident Parking within Marine Gate Grounds
- Early Viewing Strongly Recommended





In Brief

We have pleasure in marketing for sale this impressive top floor DUPLEX apartment located within a renovated grade II listed building in the highly requested Marine Gate PRIVATE estate only a few hundred yards from Southsea seafront.

Occupying the second and third floors of this VICTORIAN former Royal Marine building enhanced by its wide arches and piers to the front elevations, the communal entrance and staircase serving just two apartments leads to the second floor which comprises; reception hall, spacious L-shaped living/dining room, modern fitted kitchen/breakfast room with integrated oven/hob (and SEA VIEWS) plus a cloak/shower room whilst on the upper floor there is a good size landing plus two double bedrooms and bathroom.

Externally, there are well tended communal grounds, tennis court and resident's parking within the estate grounds. Benefiting from gas fired central heating and the remainder of a 999 year lease, your earliest inspection is strongly recommended to avoid disappointment.

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KEY FACTS

Tenure: Leasehold – Share of Freehold
Term: Remainder of 999 Year Lease
Ground Rent: NA
Service Charge: circa £4,150.00 per annum
EPC Rating: 'D'
Council Tax Band: 'E'



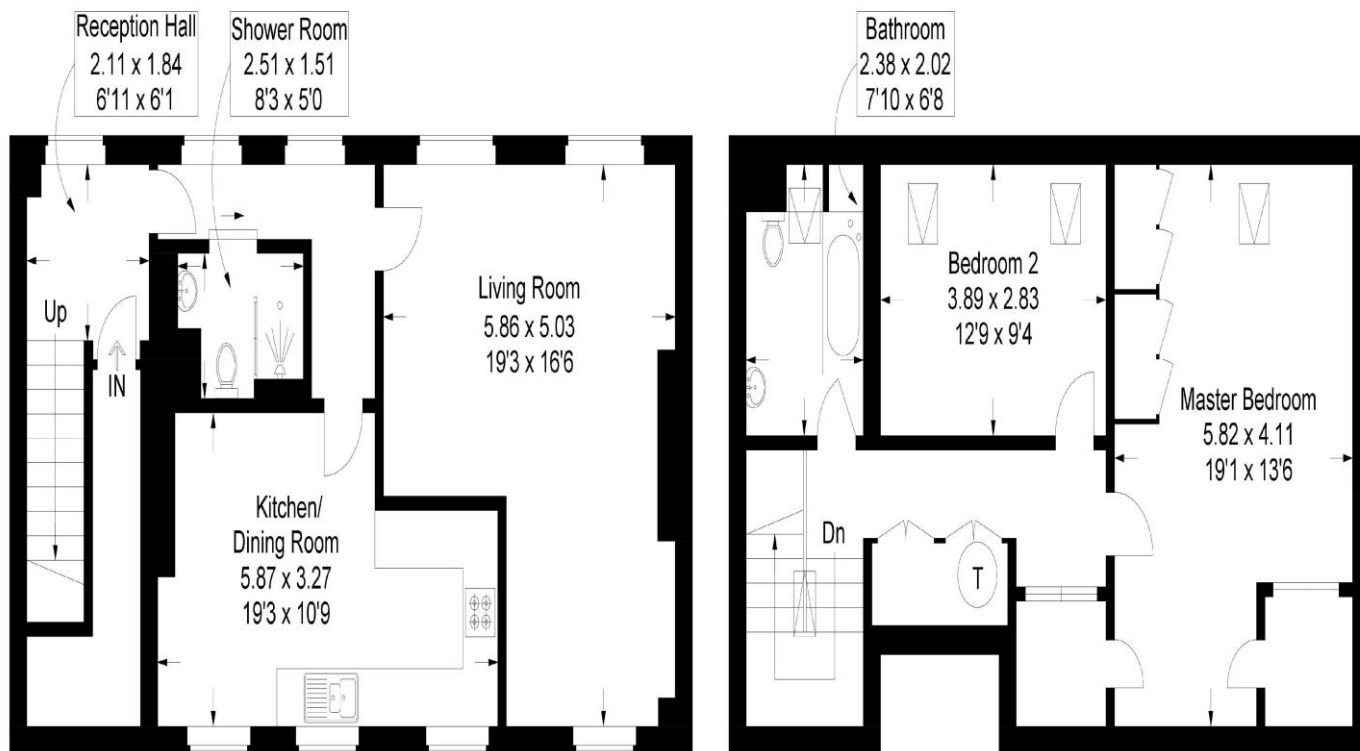
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The Colonnades, Royal Gate, Southsea

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft



Second Floor

Third 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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Drayton & Out of Town
Sales & Lettings
139 Havant Road,
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Sales & Lettings
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