

ISABELLE COURT

69A OSBORNE ROAD | SOUTHSEA | PO5 3LS



OFFERS IN EXCESS OF £200,000 Leasehold

- Spacious Top Floor City Centre Apartment
- Excellent Location within walk of Seafront
- Shops, Cafes, Bars & Restaurants Close by
- Master Bedroom with En-Suite Shower Room
- Kitchen with Integrated Appliances
- Living/Dining Room with Juliette Balcony
- Second Double Bedroom : Family Bathroom
- Useful 17'10 x 16'11 Basement Storage Room





In Brief

We are delighted to offer for sale this lovely two bedroom, top floor apartment situated in a **FANTASTIC** central Southsea location virtually on the doorstep of the main shopping precinct with its wide choice of cafes, bars and restaurants as well as just a short walk to Southsea common and **SEAFRONT**.

Approached via a communal entrance on the corner of Osborne Road and Portland Road with stair access to all floors leading to the accommodation which comprises; entrance hall, living/dining room, fitted kitchen with **INTEGRATED** appliances, master bedroom with triple wardrobe and **EN-SUITE** shower room, second double bedroom and a family bathroom. Of particular interest is a large and very useful **BASEMENT** storage room of 17'10 x 16'11 accessible from the rear of the building.

Externally, there is a long Juliet style balcony extending from the living room to the master bedroom with access from both rooms.

This light and **SPACIOUS** apartment provides electric (radiator) central heating and viewings are highly recommended to appreciate its size and location!

Note to Investors: The apartment is current let for £1,100 pcm returning an approximate yield of 5.8% pa.

Offers in Excess of £200,000

KEY FACTS

TENURE: Leasehold

TERM: 108 years remaining

GROUND RENT: £200 pa

SERVICE CHARGE: approx. £2,250.00 per annum from 2025

EPC RATING: 'C'

COUNCIL TAX BAND: 'B'



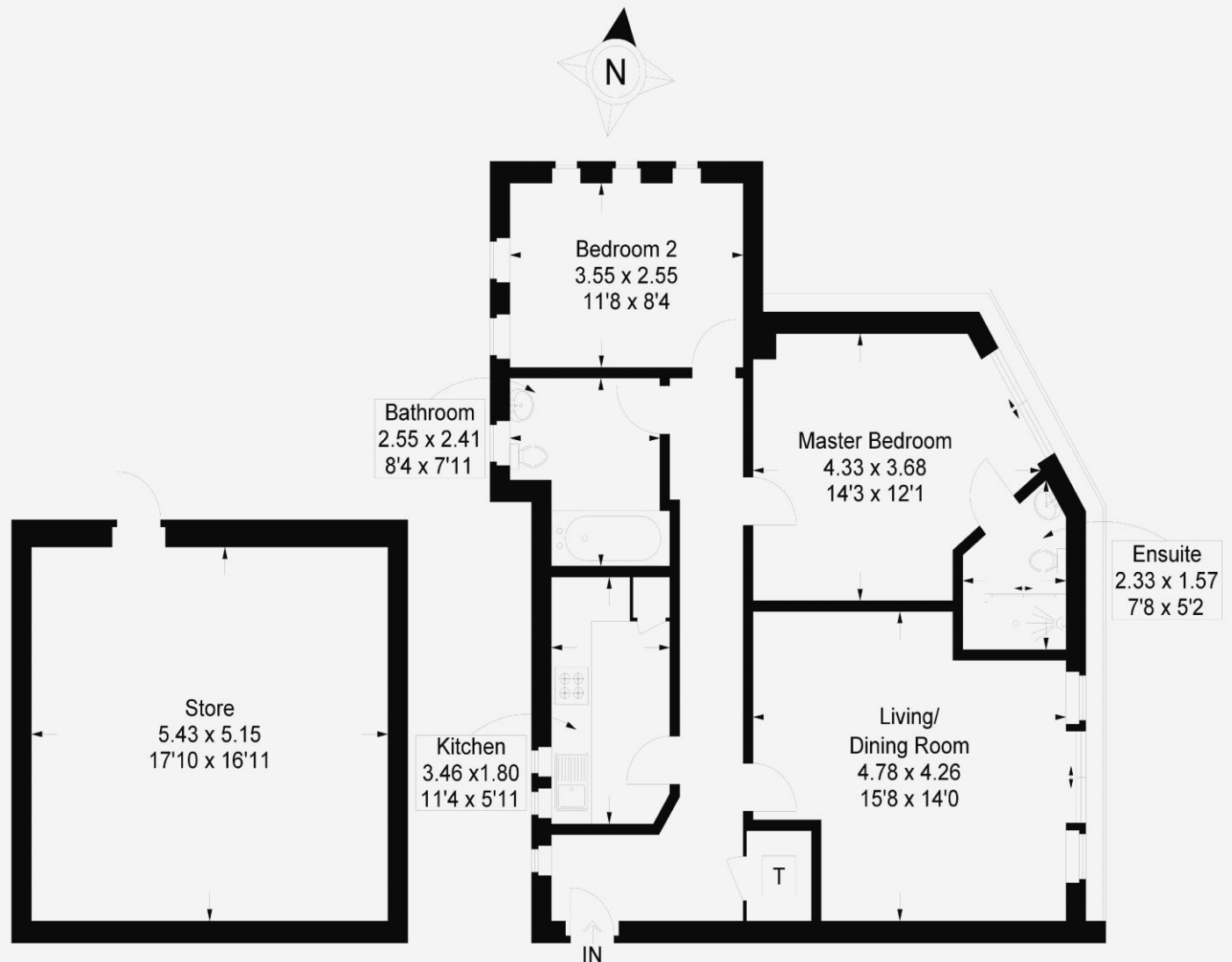
ISABELLE COURT

69A OSBORNE ROAD | SOUTHSEA | PO5 3LS



Isabelle Court, Osborne Road, Southsea

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com