

# MARMION ROAD

SOUTHSEA | HAMPSHIRE | PO5 2AY



£289,950

Share of Freehold

- Spacious Second Floor Apartment
- Two Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Walking Distance to Shops and Restaurants
- Communal Courtyard
- Gas Central Heating : Double Glazing Throughout
- Sold with No Forward Chain
- Viewing Advised!



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## In Brief

This well-appointed apartment offers a harmonious blend of modern comfort and stylish living.

The space is efficiently designed with two double bedrooms, one modern bathroom, and an open-plan living area that combines the dining and living room with dual aspect windows. The staircase features crisp white spindles and a wooden handrail.

The living room is a standout feature, boasting large dual aspect windows that flood the space with natural light. The primary bedroom is a serene retreat with a large, triple sash window, ample built-in storage, and coordinated decor in soothing blue and white tones. The second bedroom is equally well-appointed, featuring built-in furniture and a calming colour palette.

The modern kitchen is equipped with sleek neutral, oatmeal colour cabinetry, countertops, and stainless steel appliances, including a gas hob and built-in oven. Open shelving and a practical layout make for an efficient cooking space.

The bathroom showcases a contemporary design with a walk-in shower featuring striking textured wall tiles. This apartment combines functionality with style, offering a comfortable and attractive living space in an urban setting.

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## KEY FACTS

Tenure: Share of Freehold

Term: 100+ years remaining

Ground Rent: NA

Service Charge: Ad-Hoc Service Charges (Third Share)

EPC Rating: 'C'

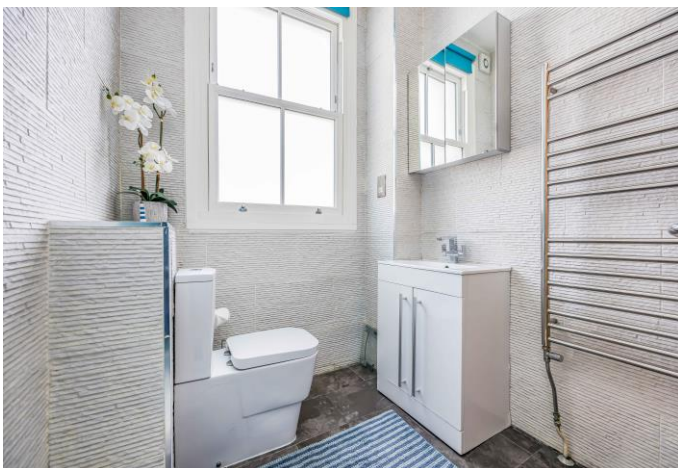
Council Tax Band: 'B'





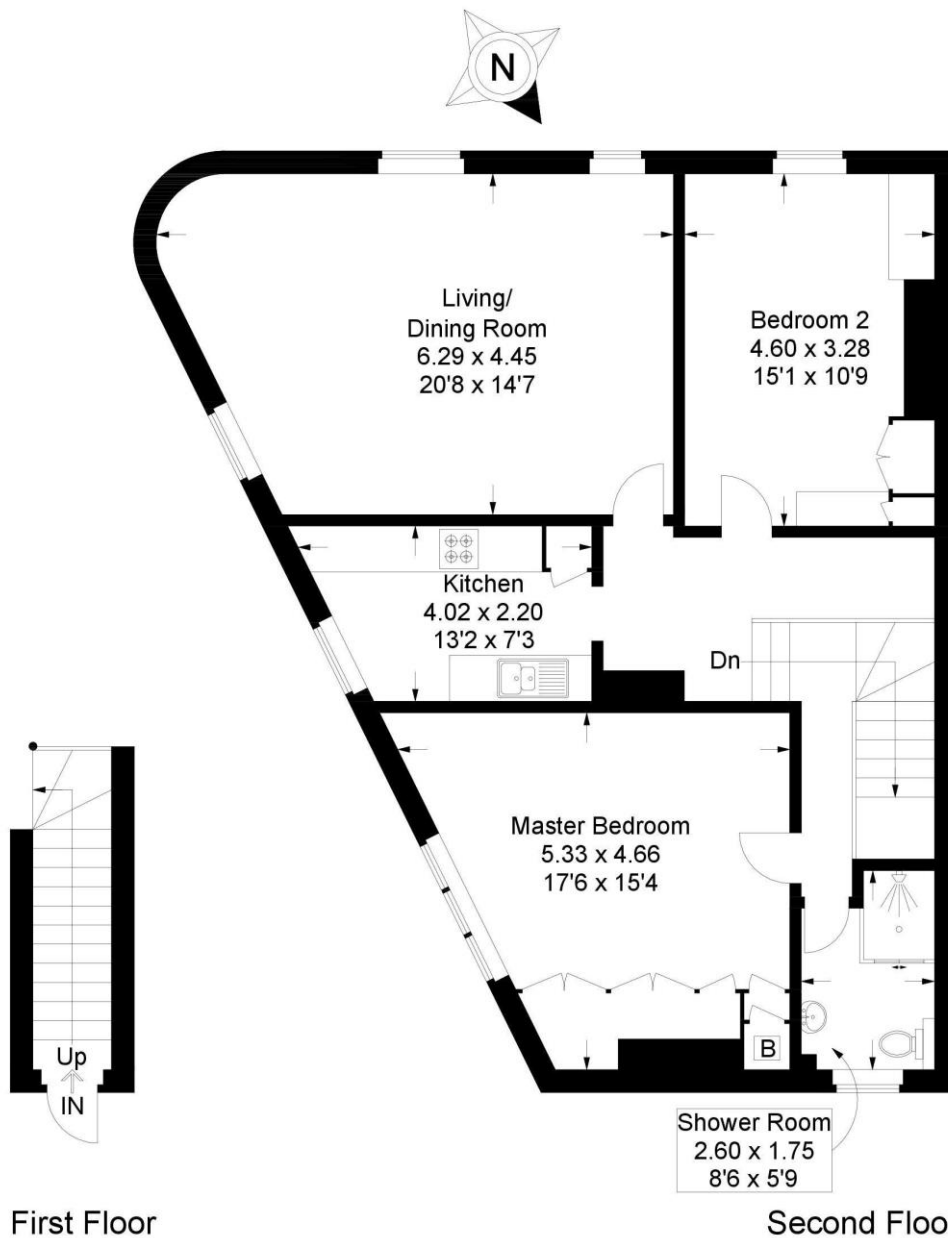
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## Marmion Road, Southsea

Approximate Gross Internal Area = 96.1 sq m / 1034 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.

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