

DOLPHIN COURT

ST. HELENS PARADE | SOUTHSEA | PO4 0QL



£475,000
Leasehold

- Beautifully Presented Ground Floor Apartment
- Great Location Directly Opposite Canoe Lake
- Three Bedrooms plus Two Shower Rooms
- Elegant Living Room & Separate Dining Room
- Refurbished to a High Standard Throughout
- Gas Central Heating and Double Glazing
- Well Tended Communal Gardens : Garage
- Chain Free





In Brief

Fry & Kent has pleasure in marketing for sale this beautifully appointed **THREE BEDROOM** apartment located in a **FABULOUS** setting directly overlooking Canoe Lake and just a short stroll to Southsea seafront. Occupying the ground floor of this eye-catching Georgian style building you will find almost 1,100 sq.ft (100.6 sq.m) of accommodation comprising; reception hall, Cloak/shower room, elegant living room with deep **SOUTHERLY** facing bay window, separate dining room, re-fitted kitchen complete with **INTEGRATED** oven, hob, extractor, fridge/freezer, dishwasher and washing machine, 15ft x 12ft master bedroom with a range of John Lewis fitted wardrobes, a large second bedroom also with fitted **JOHN LEWIS** wardrobes, a third bedroom/study and the contemporary main shower modern room with walk-in shower and twin shower fittings. The apartment also benefits from gas central heating and double glazing throughout and has rear access leading to the communal gardens and single garage with light and power close to the property. Ground Floor Dolphin Court Apartments are **HIGHLY** sought after and therefore we would recommend your earliest inspection to avoid disappointment.

£475,000

KEY FACTS

TENURE: Leasehold Term: 150 years commencing 29/09/1971

GROUND RENT: £ 62 p.a.

SERVICE CHARGE: £ 3,740 p.a.

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



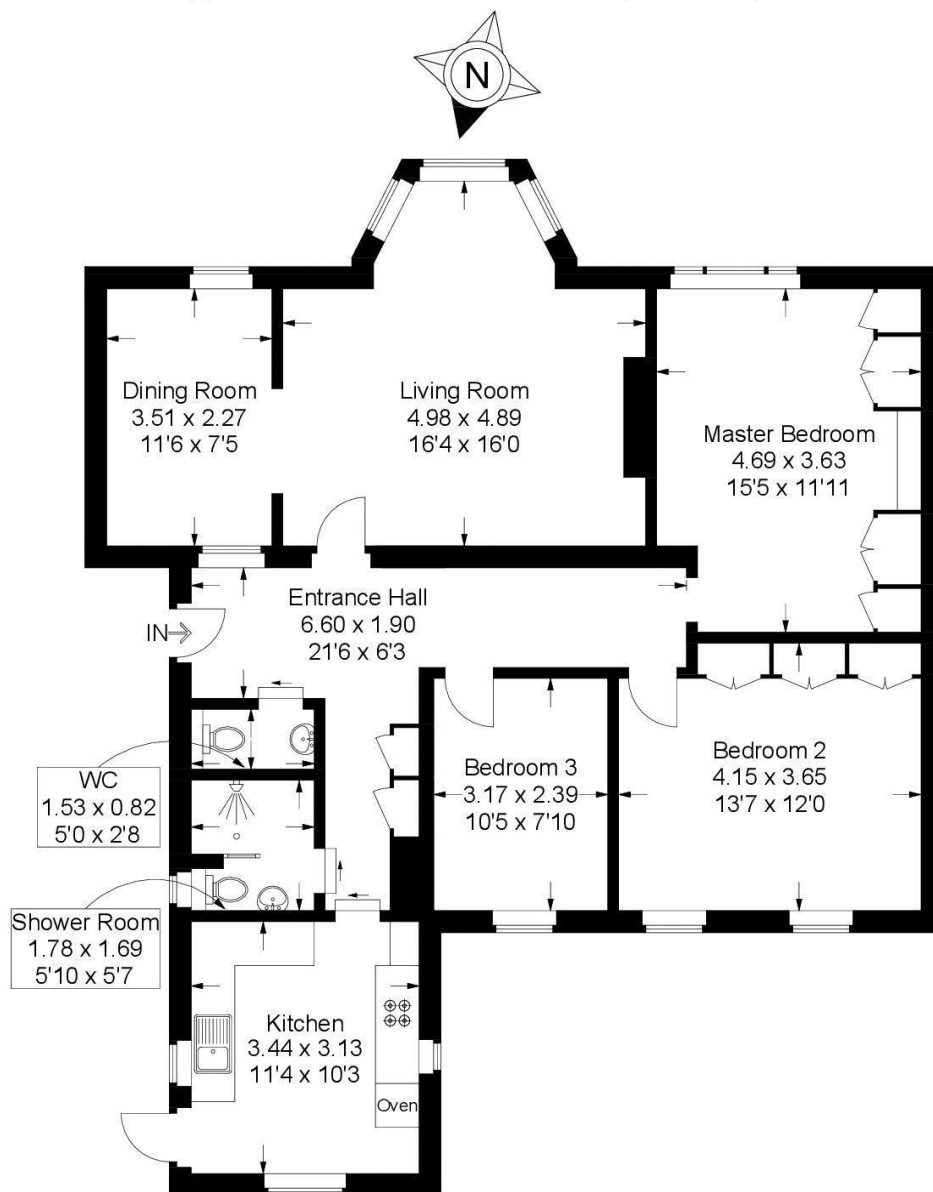
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Dolphin Court, St Helen Parade, Southsea

Approximate Gross Internal Area = 100.6 sq m / 1083 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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