

THE COLONNADES

ROYAL GATE | SOUTHSEA | PO4 9XP



£269,995
Leasehold

- One Bedroom Ground Floor Apartment
- Grade II Listed Former Royal Marine Building
- Highly Requested Private Seafront Development
- Living Room Opens onto Communal Gardens
- Open Plan Galley Style Kitchen Area
- Gas Central Heating
- Residents & Visitor Parking
- Communal Cellar Bike Storage



In Brief

Fry and Kent is delighted to offer for sale this lovely one bedroom apartment situated on the **GROUND FLOOR** of this eye-catching Grade II Listed building within the highly requested former Royal Marine Barracks **CONSERVATION** area adjoining Eastney Esplanade.

This exclusive private development features well maintained grounds, beautiful communal gardens, use of the communal tennis court and access to the **BEACHES** of Southsea.

At just under 600 sq.ft (55.5 sq.m), this **SPACIOUS** apartment includes; a 19ft entrance hall, open plan living room and kitchen, double bedroom and shower room.

Externally, there is ample residents & visitor **CAR PARKING**. With gas central heating and no forward chain, we strongly recommend your earliest inspection.

£269,995

KEY FACTS

TENURE: Leasehold

TERM: 999 years - Approx 979 years remaining

GROUND RENT: Peppercorn

SERVICE CHARGE: £1,819.24 inc Building Insurance

EPC RATING: TBC

COUNCIL TAX BAND: 'D'



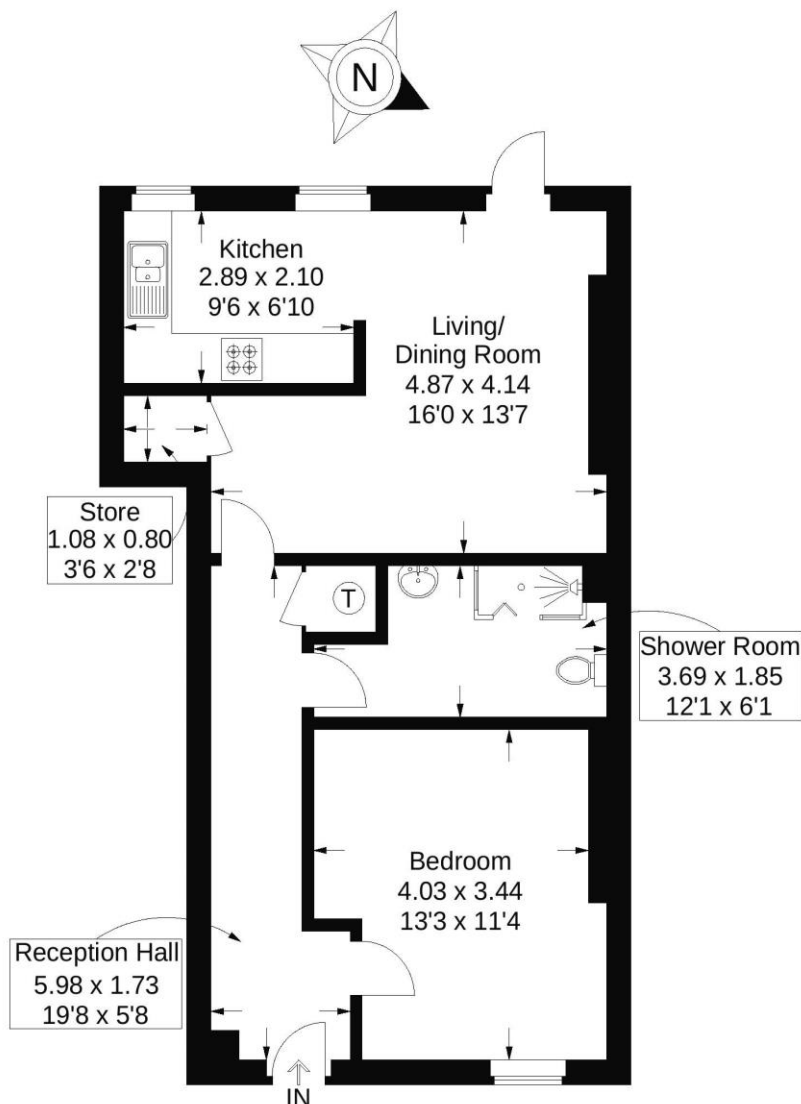
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The Colonnades, Royal Gate, Southsea

Approximate Gross Internal Area = 55.5 sq m / 597 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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