THE COLONNADES ROYAL GATE | SOUTHSEA | PO4 9XP



£269,995 Leasehold

- One Bedroom Ground Floor Apartment
- Grade ll 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 this eye-catching Grade ll 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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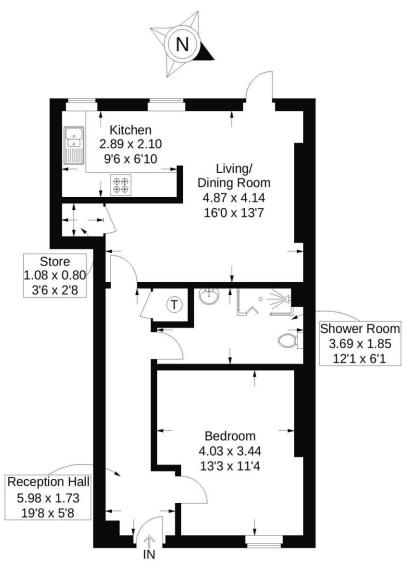






The Colonnades, Royal Gate, Southsea

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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