

FOR SALE

£210,000

58 Fratton Way,
Southsea, PO4 8FD.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stunning two bedroom apartment in the popular 'Vista' building has spectacular uninterrupted view across the city and out to Solent and Isle Of Wight. The modern and beautifully presented home provides two good sized bedrooms, one of which has built in wardrobes and a En-suite shower room. There is a modern fitted bathroom plus a stylish open plan kitchen/ living with sliding doors opening into the balcony. All rooms enjoy impressive views, but the private set back balcony will surely take some beating for one of the best residential views in Portsmouth. Additionally the apartment is double glazed, gas centrally heated, there is a large communal garden and a carpark with allocated residents and visitor parking. The buildings location means that local amenities and Fratton Station are moments away so we highly recommend an internal viewing at the earliest opportunity to avoid disappointment! For further information or to arrange a viewing, please contact one of the Lawson Rose sales team today.

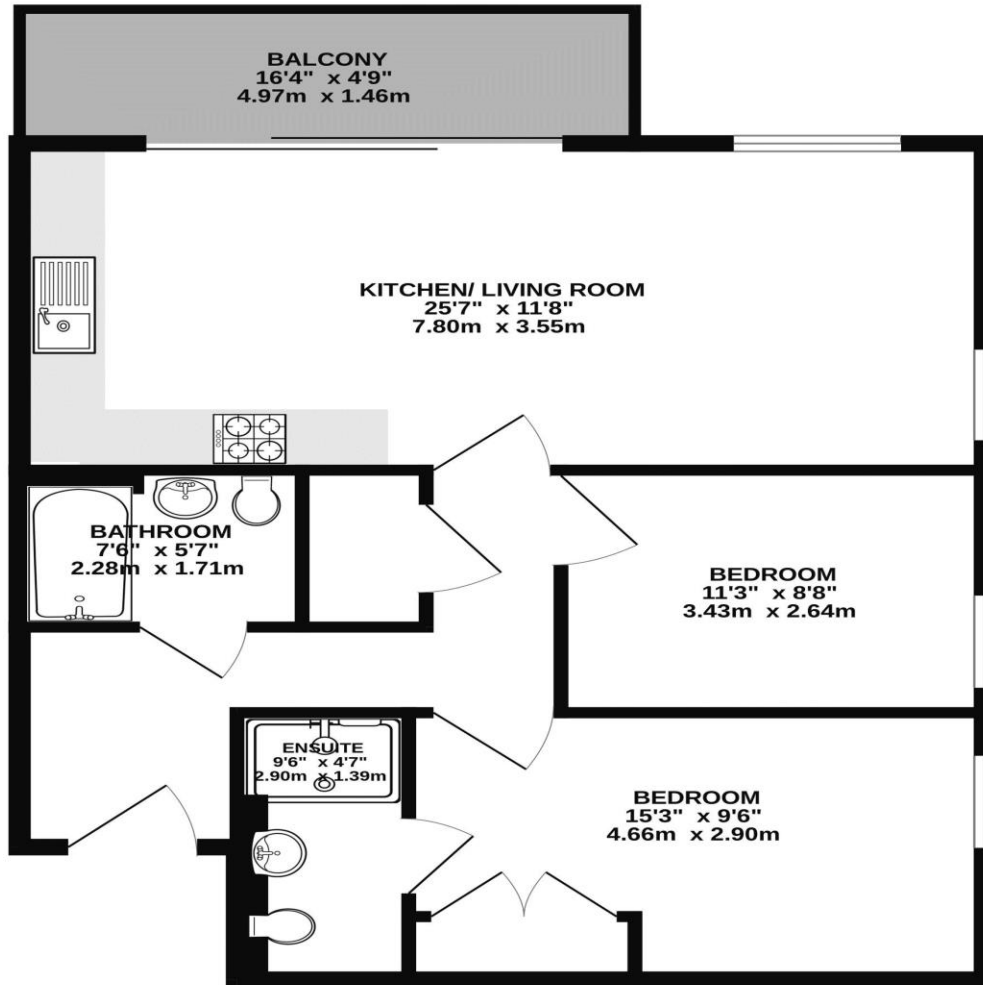
Material Information:

- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Gas central Heating
- Water Supply: Mains water supply
- Sewage: Mains sewage
- Broadband: Standard, Superfast Fibre and Gfast fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking – Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of original lease: 125 years starting on 19 December 2008
- Management: Rendall and Rittner
- Service charge: £3411.37 p/a - in 2023
- Ground Rent: £250 P/A - in 2023
- Lease restriction: A copy of the lease is available upon request.
- service charge for 2024 year is yet to be finalised





58 VISTA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS