



**FOR SALE**

**£125,000**

45 Summerson Lodge, 94 Alverstone Road,  
Southsea, PO4 8GS.

Tenure: Leasehold

ESTATE  AGENTS

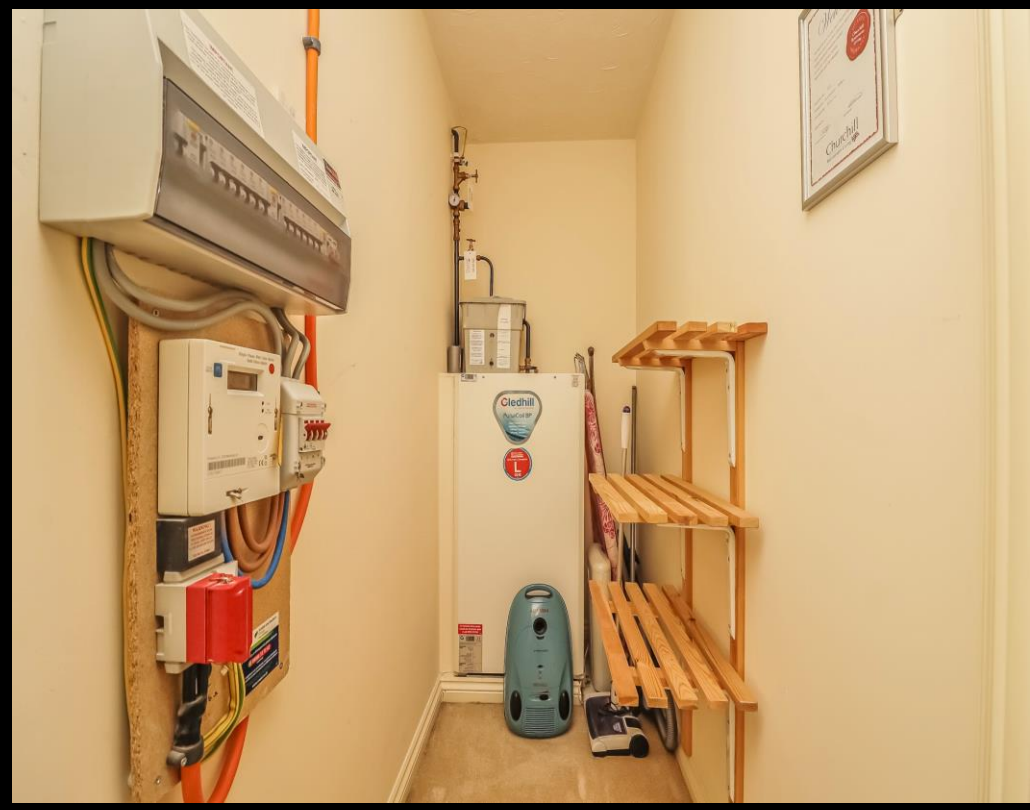
**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This first floor retirement flat located in Summerson Lodge, Alverstone Road is offered with no forward chain. The internal accommodation provides: Lounge/diner, double bedroom with fitted wardrobe and a modern fitted kitchen and bathroom. Communal facilities include: Residents lounge, laundry room, garden and parking. Other benefits include a house manager and a guest suite at a reasonable cost per night and subject to availability. Viewers will not be disappointed so please contact Lawson Rose Estate Agents to arrange an internal inspection.

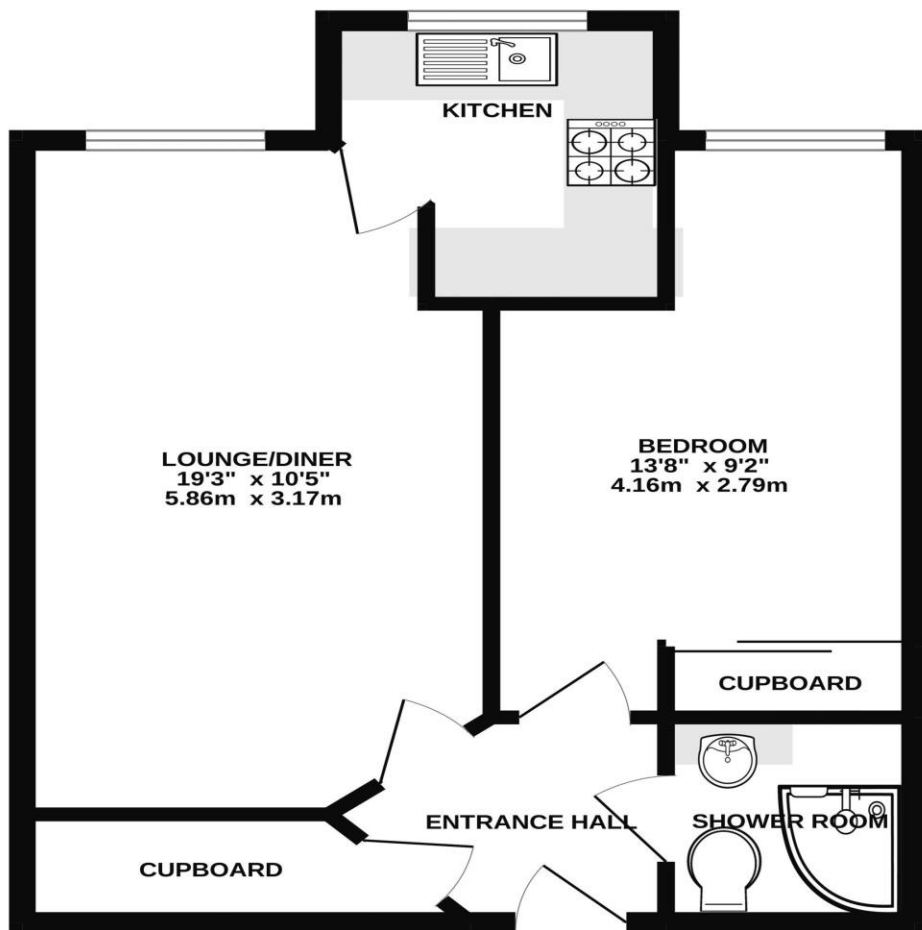
### Material Information:

- 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.
- Private Gated Car Park For Residents & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 13<sup>th</sup> September 2012
- Term: 125 years from and including 1 May 2012
- Management Company: Millstream Management
- Service Charge: £769.09 P/A
- Ground Rent: £323.99 P/A
- Lease Restriction: A copy of the lease is available upon request.





SUMMERSON LODGE



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82   B  | 85   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](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, P04 8DS

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.  
Made with Metropix ©2022