

**FOR SALE**

**£265,000**

Flat 3 28 Villiers Road,  
Southsea, PO5 2HQ.

Tenure: Share of Freehold

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## PROPERTY DESCRIPTION

<This beautifully presented, two bedroom, upper floor apartment in central Southsea is moments away from local amenities and the seafront, plus it has an allocated off road parking space and has a share of the freehold! Situated in the requested Villiers Road, this stunning apartment has been updated and modernised by the current homeowner over the years, providing a bright and airy living space with a large bay window that seamlessly joins the stylish fitted kitchen. The bathroom is excellently finished, plus there are two great sized double bedrooms. We believe the property could make for an ideal first time or investment purchase and highly recommend an internal viewing to appreciate the space and finish on offer. For further information or to request a time to view, please contact the Lawson Rose sales office 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.
- Allocated Off Road Parking & 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 A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 13<sup>th</sup> October 2017
- Term: 999 Years from and including 1<sup>st</sup> January 2017 and to and including 31<sup>st</sup> December 3016
- Management Company: 28 Villiers Road Southsea Management Company Limited
- Service Charge: £125 PCM
- Ground Rent: Peppercorn
- Lease Restriction: A copy of the lease is available upon request.



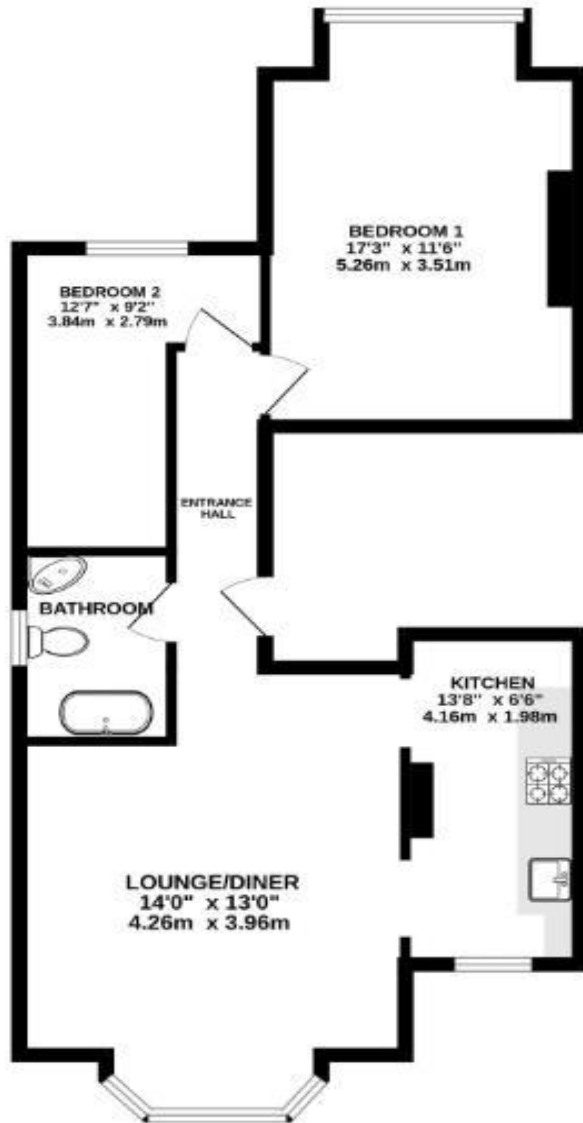








FIRST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 read 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		
69-80	C	74   c	79   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.



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