



FOR SALE

£195,000

28 Dymond House Gisors Road,
Southsea, PO4 8GZ.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This second floor apartment in the popular Dymond House is being offered with no forward chain!

The eye catching development completed offers residence allocated off road parking, a tranquil 'secret garden' and secured entry system to the properties with lift access to all floors. Flat 28 is well presented throughout, offering two great sized double bedrooms, the master of which has built in wardrobes. There is a good amount of storage with a airing cupboard and separate storage cupboard, a stylish family bathroom suite plus a bright and airy, open plan kitchen/ living space with sliding doors opening into the private balcony. We believe this property could make for an ideal first time or investment purchase and highly recommend an internal viewing to appreciate all that's on offer. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Material Information:

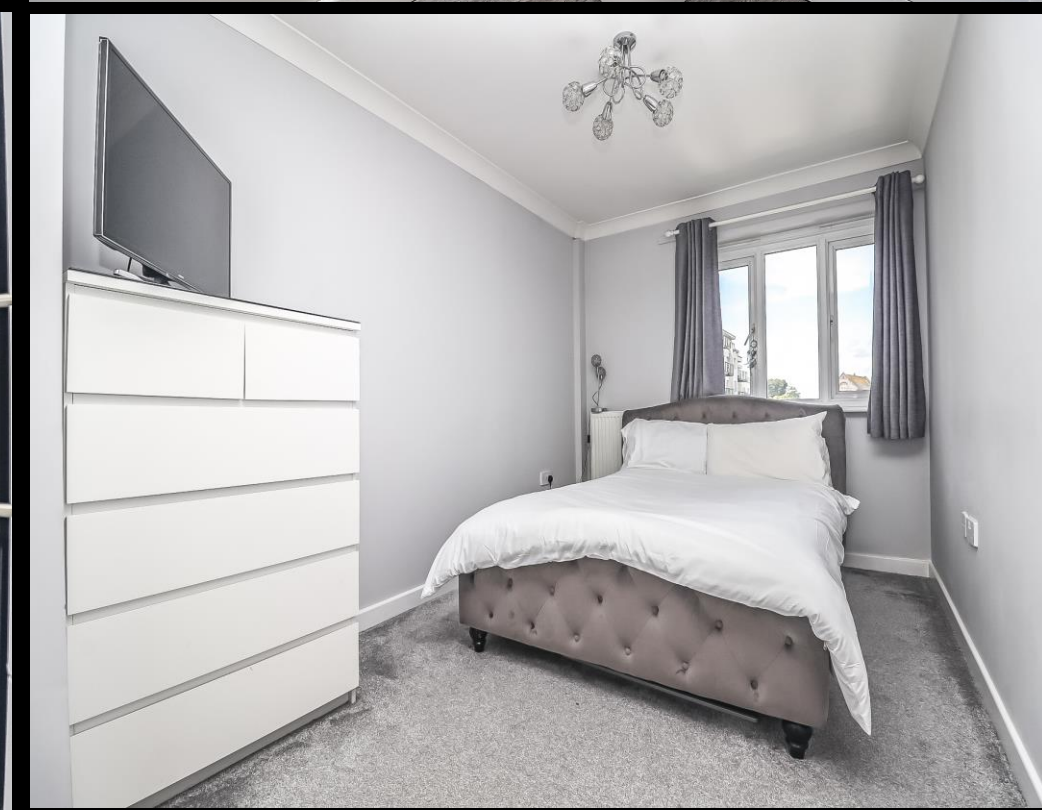
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Date of Original Lease: 99 Years From January 2006
- Term: The Vendor Will Increase Lease Upon Completion To 999 Years
- Management Company: VIVID
- Service Charge & Ground Rent: £196.69 PCM



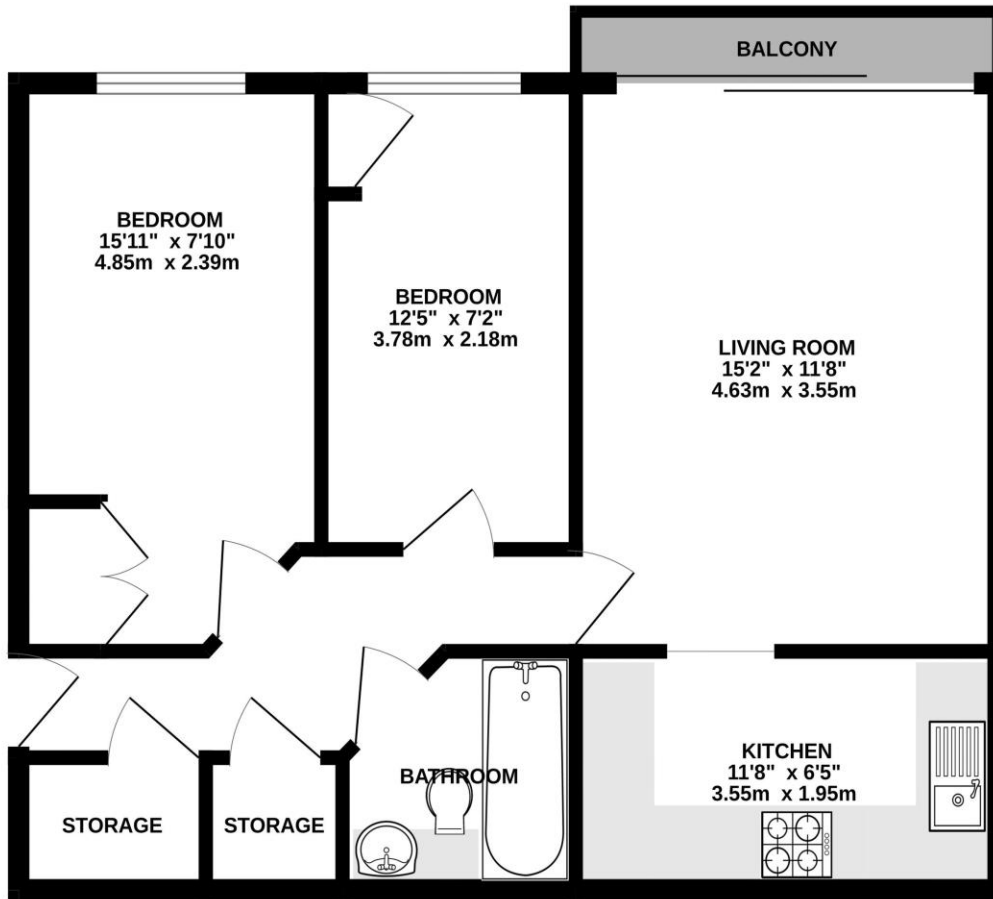
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS





SECOND FLOOR FLAT
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

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.