



FOR SALE

£225,000

First Floor Flat, 56 Granada Road,
Southsea, PO4 0RJ.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This sizable two bedroom, first floor apartment is moments away from Southsea seafront & Canoe Lake, it has off road parking, plus its being offered with no forward chain! Situated on Granada Road, this property provides a spacious living room with a large bay window, there is a fitted kitchen and a great sized bathroom suite, plus there are two good sized double bedrooms, the master of which has a large built in storage cupboard/ wardrobe. Further benefits include an extended lease and an allocated off road parking space to the apartment buildings rear. Given the properties location and all it has to offer, we highly recommend an internal viewing. 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 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Date of Original Lease: 02.06.2023
- Term: From 02/06/2023 until 24/03/2187 – 163 Years Remaining
- Management Company: TBC
- Service Charge: TBC
- Ground Rent: TBC

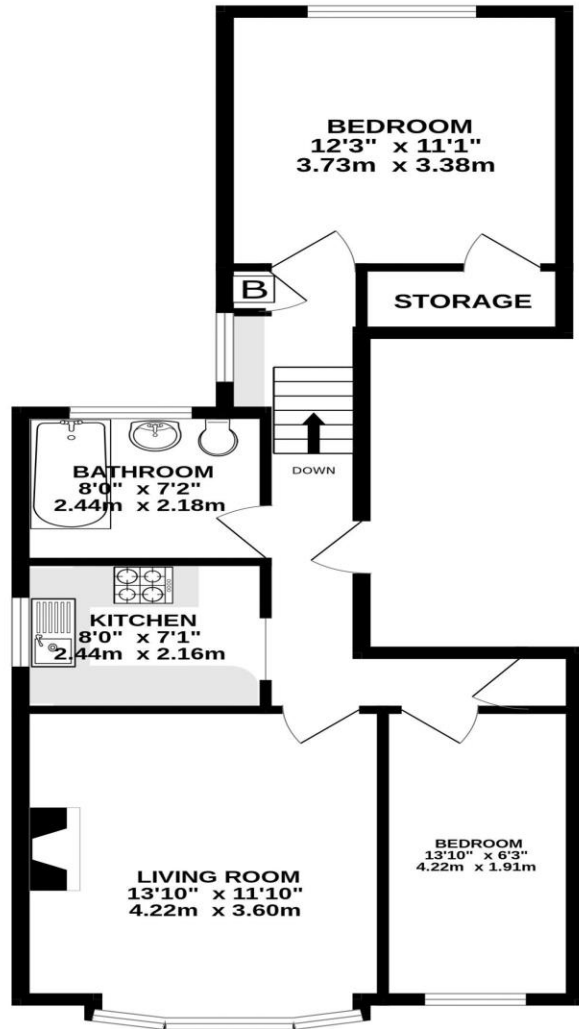


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS





FIRST FLOOR FLAT



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		
69-80	C		75 C
55-68	D	65 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.