



FOR SALE

Offers in Excess of £130,000

Flat 2, 55 Festing Road
Southsea, PO4 0NG.

Tenure: Share of Freehold

ESTATE AGENTS
**LAWSON
ROSE**

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

SHARE OF FREEHOLD AND NEW 999 YEAR LEASE BEING OFFERED! Moments from the seafront & Canoe lake, this one bedroom apartment could make for an ideal first time or investment purchase and its being offered with no forward chain! Situated on the requested Festing Road, the property comprises a spacious, airy living room with the modern fitted kitchen adjacent, there is a large bathroom suite and a good sized double. All rooms are well presented and have recently been decorated, plus there is double glazed and gas central heating. Outside the apartment is a shared car park for off road parking and communal gardens. For further information or to enquire on viewing arrangements, 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300. – Shared Car Park On 'First Come, First Serve' Basis.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Historical Flooding In Property That Has Been Rectified – Ask for Further Details.



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

- Date of Original Lease: 27th March 1987
- New 999 year lease being offered
- Management Company: DACKS Property Management
- Current Service Charge & Ground Rent: ½ yearly service charge 25th December 2023 to 24th June 2024 - £793.22
- Lease Restriction: A copy of the original lease is available upon request.

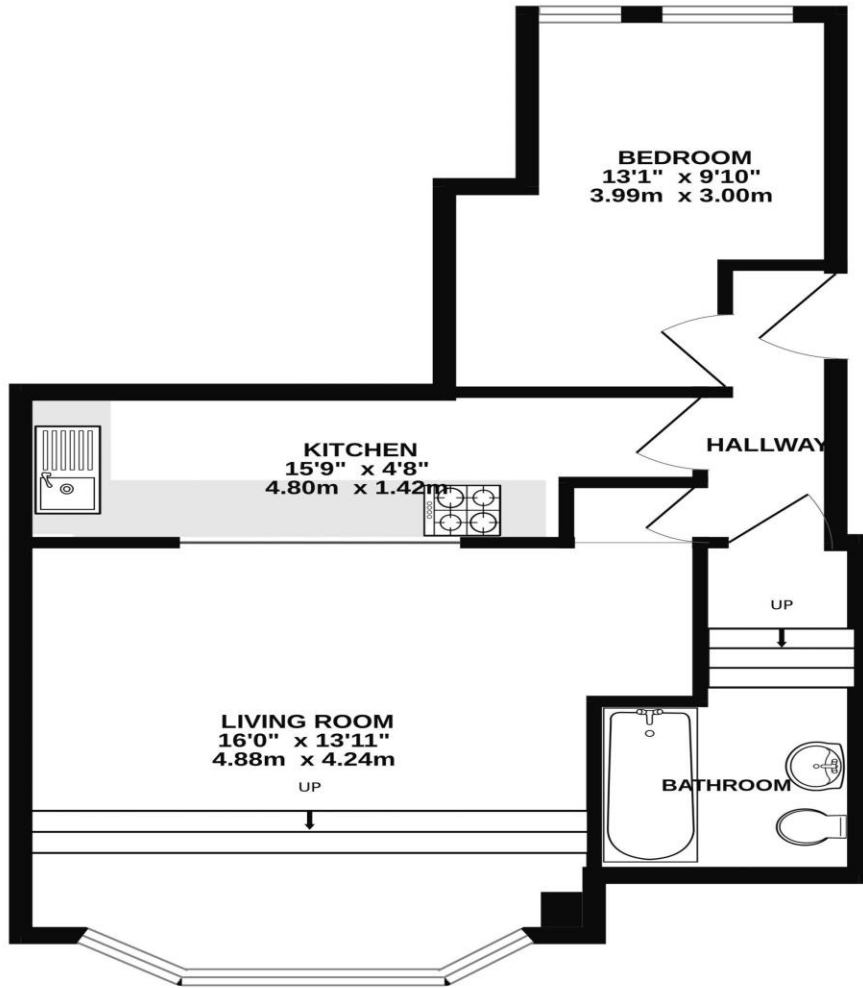




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GROUND FLOOR



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		78 C
55-68	D	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.