



FOR SALE

£245,000

Flat 1 Burlington Lodge Victoria Road South,
Southsea, PO5 2BU.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Share Of The Freehold & GARAGE! This modern & well presented, ground floor apartment is located in Victoria Road South in central Southsea, close to local shops, bars and restaurants. Its proximity to the best Southsea has to offer means this could make for a great first time or investment opportunity. The accommodation comprises of two generously sized double bedrooms, both with built in wardrobes. There is a modern fitted kitchen and stylish shower room plus an open living area with views out towards the communal front garden. Additionally, the property benefits from recently installed triple glazing, gas central heating, there is plenty of storage plus a garage to its properties rear. Given all that is on offer we must anticipate a strong level of interest. To enquire on viewing arrangements, please contact the Lawson Rose sales team today on 02392 367779.

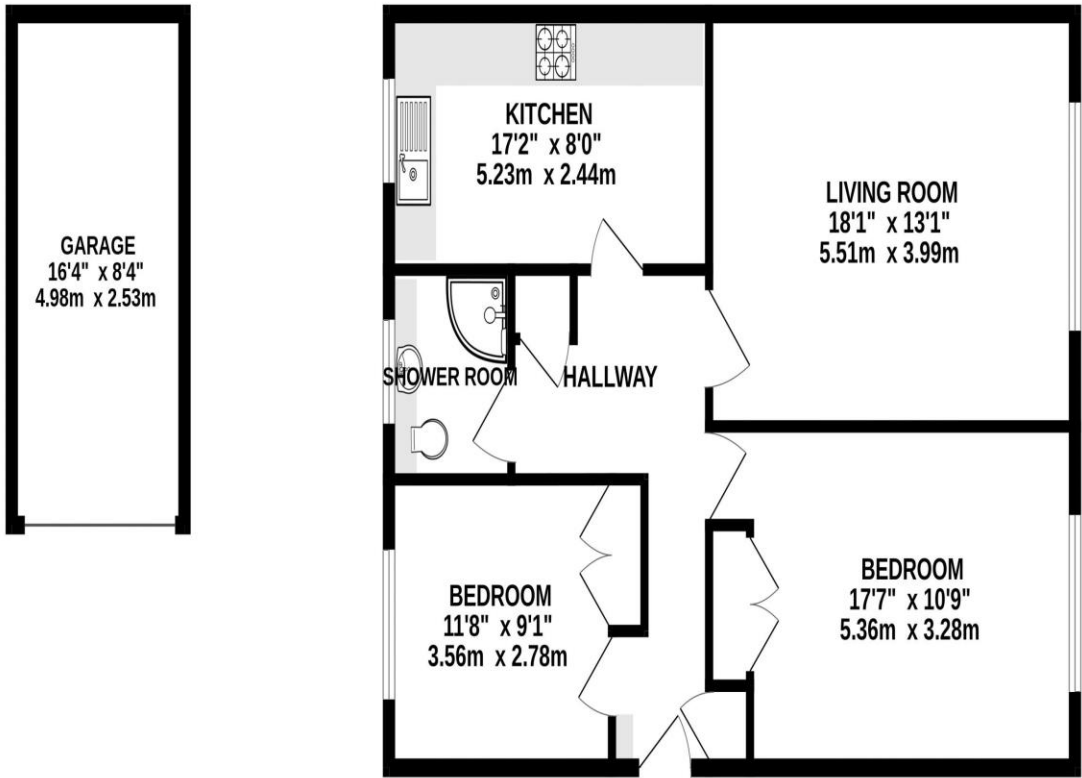
Material Information:

- 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.
- Garage & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 24 Mar 1969
- Term: 150 years from 25 December 1968 (94 Years Remaining)
- Management Company: GD3
- Service Charge: £1463.67 P/A
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.

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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