



**FOR SALE**

**£295,000**

Flat 8, The Colannades Royal Gate,  
Southsea, PO4 9XP.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Nestled in the heart of a private estate, just a few yards from the promenade and seafront, this immaculately presented two-bedroom apartment occupies the second of a former Royal Marine building, an architectural gem with a Grade II listing. The residence effortlessly combines historic charm with contemporary living, offering a unique living experience. Upon entering, off the hallway is a stunning open living room with high ceilings and two windows filling the space with natural light. There is a beautifully appointed modern kitchen complete with views out to sea. Moving through the apartment are two great sized double bedrooms plus a contemporary fitted bathroom suite. Externally, the property benefits from beautifully maintained communal gardens, offering a tranquil escape and a perfect spot for leisurely strolls. Residents can also enjoy the on-site tennis court, adding a touch of active leisure to the estate's offerings. Parking is conveniently available close by, ensuring ease of access for residents and their guests. Adding to its appeal, the apartment comes with a share of the freehold and a long lease, providing peace of mind and long-term security. This property represents a rare opportunity to own a piece of history in a coveted location, combining heritage, luxury, and modern conveniences in one remarkable package.

Don't miss the chance to make this exceptional apartment your new home.

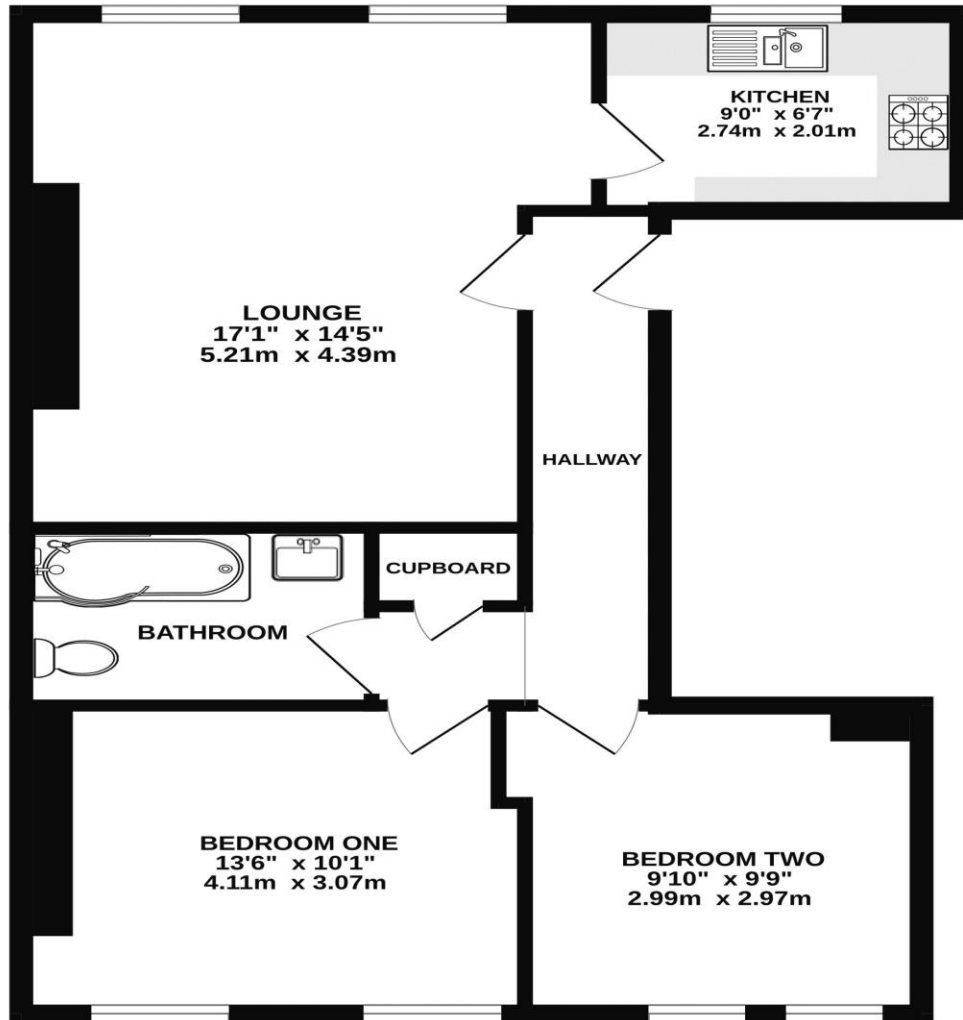
### Material Information:

- 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: Residence Parking In Grounds
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 16 Jul 1997
- Term: 999 years from 29 September 1994 - 969 years Remaining
- Management Company: DACKS
- Service Charge: £2,631.85 P/A
- Lease Restriction: A copy of the lease is available upon request.
- Conservation Area: Eastney Barracks





FLAT 8, THE COLANNADES  
ROYAL GATE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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.

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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