



# FOR SALE

**Guide Price £255,000**

Flat C, 1 Whitwell Road,  
Southsea, PO4 0QP.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE

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**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This stylish two bedroom, top floor apartment is located in the highly requested area in central Southsea, moments from the Seafront & Canoe Lake. Situated on the prestigious Whitwell Road, this well presented property benefits from a having a shared courtyard garden, off road parking and owning a share of the freehold. Upon entry, off the hallway is a sizable living area with a southerly facing aspect, there are two great sized double bedrooms, both with built in storage plus a modern fitted kitchen and family bathroom suite. Additional, outside is a large store, perfect for bikes & bins. We believe the apartment could make for an ideal first time or investment purchase and therefore highly recommend an internal viewing. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

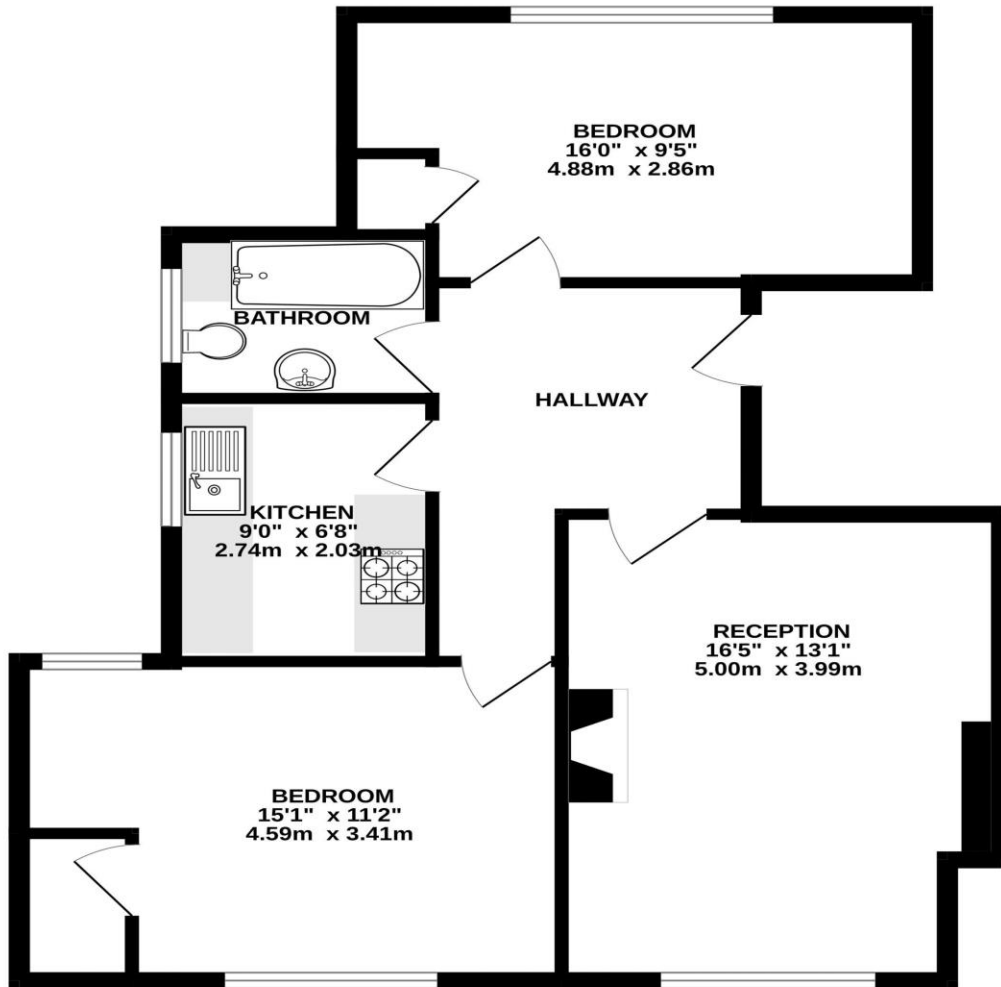
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, 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.
- Shared Driveway & Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 85 Years Remaining
- Maintenance: 'As & When Required'
- Service Charge: N/A
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





## 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		
55-68	D	62   D	62   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.