



FOR SALE

£495,000

Flat 2, 77 Festing Road,
Southsea, PO4 0NQ.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Share of the Freehold! Lawson Rose is delighted to present this well-appointed, four-bedroom first-floor apartment, nestled in an impressive, historic period conversion. Situated just moments from the seafront and Canoe Lake, this unique property offers an exceptional blend of character and modern living. The heart of the apartment is a bright and spacious living area, enhanced by a captivating turret of windows that flood the space with natural light and offer picturesque views towards Canoe Lake. Off the striking entrance hallway, you'll find four generously sized double bedrooms, each boasting its own distinctive charm and layout. The property also features a modern, stylish fitted kitchen, a well-maintained bathroom, and a separate W.C. This is a rare opportunity to acquire a stunning home in a highly sought-after location. Don't miss out on this fantastic offering! For more details or to arrange a viewing, please contact the Lawson Rose sales office today

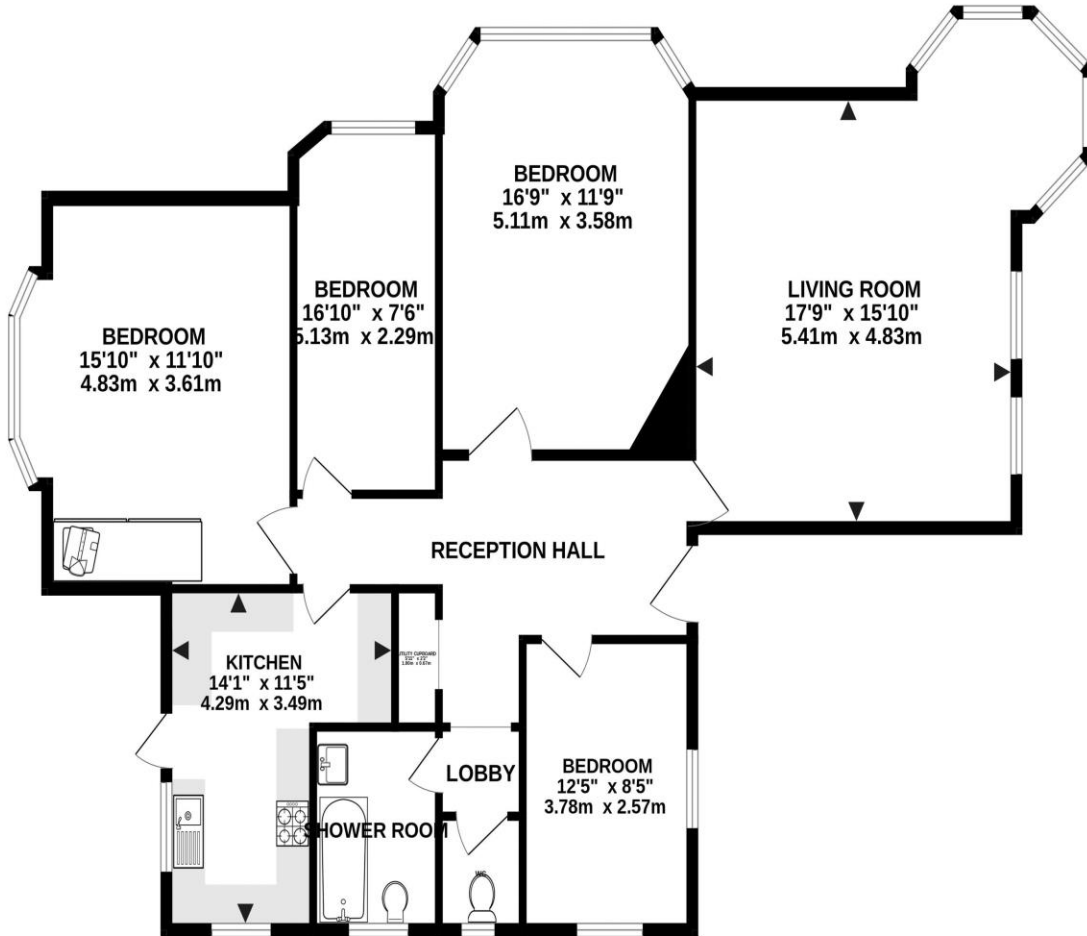
Material Information:

- 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.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: TBC
- Management Company: Redlands Residents Association Ltd
- Maintenance: £175PCM
- Ground Rent: N/A





FLAT 2, 77 FESTING GROVE



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	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.