



# FOR SALE

**Offers in Excess of £200,000**

10 Wells Close,  
Portsmouth, PO3 6FB.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This well presented, two bedroom, duplex apartment has accommodation set over two floors, plus benefits from a private garden and allocated off road parking! Situated on Wells Close, close to Tamworth Park and Milton Common, the property provides a spacious open plan living room alongside a modern fitted kitchen, double bedroom and W.C/Utility room on the ground floor. The first floor then provides a modern fitted bathroom suite plus a sizeable master bedroom with a large built in wardrobe. Outside is a low maintenance 31FT, private rear garden with rear pedestrian access and an allocated off road parking space at the front of the building. Additionally the home is double glazed and gas centrally heated, therefore we believe the property could make for an ideal first time or family home. For further information or to request a time to view, please contact the Lawon 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.
- Parking: Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Date of Original Lease: 150 years from 1 August 2003
- Term: 128 years
- Management Company: FIRST PORT
- Service Charge & Ground Rent: 1 Feb 25 to 31 Jul 25 - £186.05



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

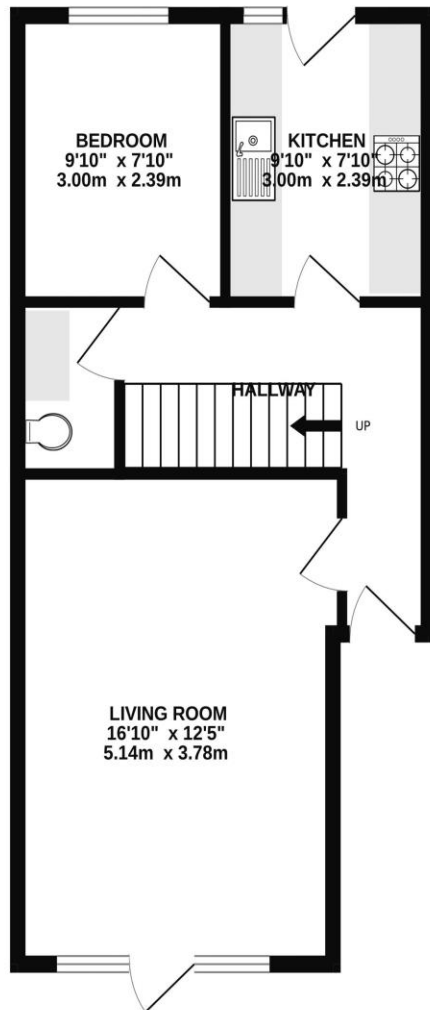




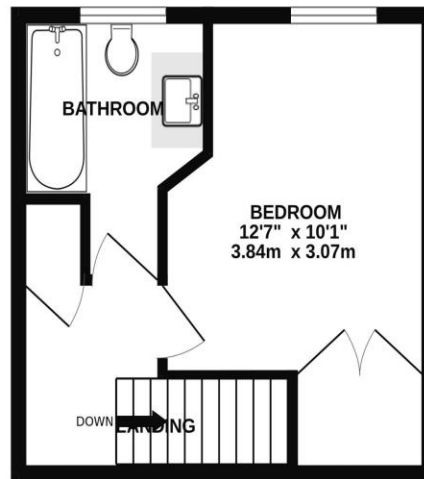




GROUND FLOOR



1ST 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.