



FOR SALE

£230,000

Flat 7 Dorothy Court Wilson Grove,
Southsea, PO5 1PD.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish second floor apartment has allocated off road parking and is found in the heart of Southsea, moments from the iconic Albert Road and Kings theatre. Situated on Wilson Grove, the apartment provides a spacious, bright and airy living room with a large bay window. There are two good sized double bedrooms, one of which has a built in wardrobe, plus a fitted kitchen and a stylish, modern fitted shower room. Additionally the property is double glazed and gas centrally heated plus there is lift access to all floors. A great opportunity in our opinion and one not to be missed, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

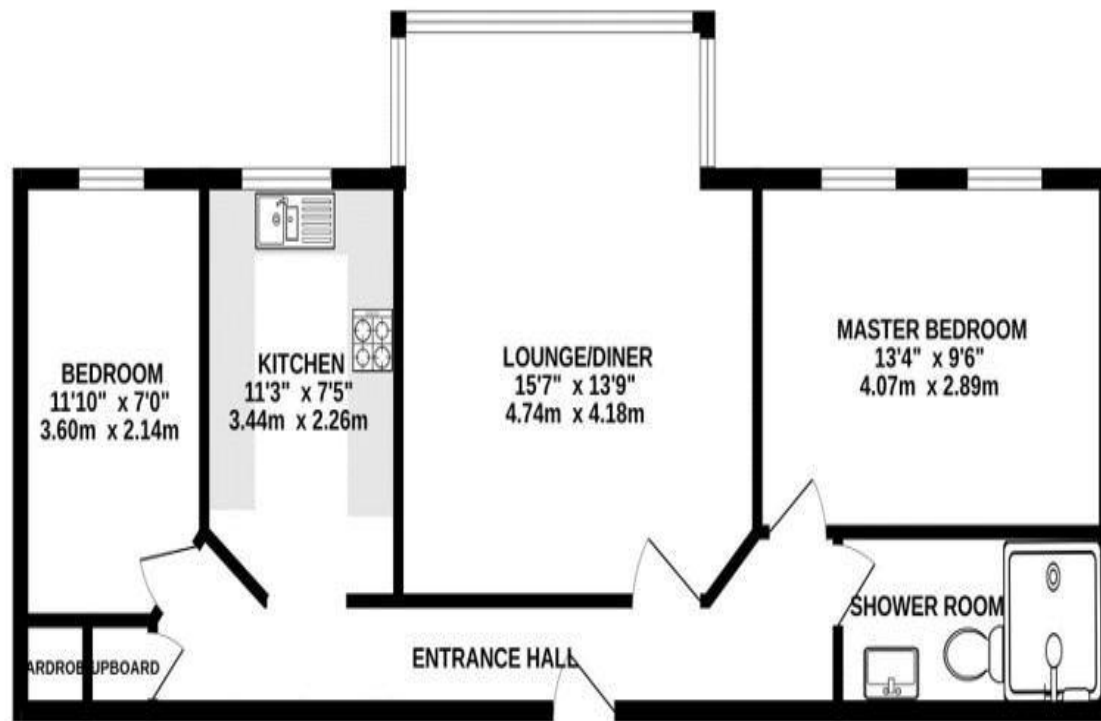
Material Information:

- 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.
- Allocated Off Road Parking & 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)
- Tenure – Leasehold
- Term: 190 years from 25 March 1988 – 153 Years Remaining
- Management Company: Pearsons
- Service Charge: £1600 P/A
- Ground Rent: £350 P/A
- Lease Restriction: A copy of the lease is available upon request.
- Conservation Area: Campbell Road, Southsea





SECOND FLOOR 641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 sq.m.) approx.

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.

Made with Metropix ©2024

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