



FOR SALE

£175,000

24 Vista Fratton Way,
Southsea, PO4 8FD.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

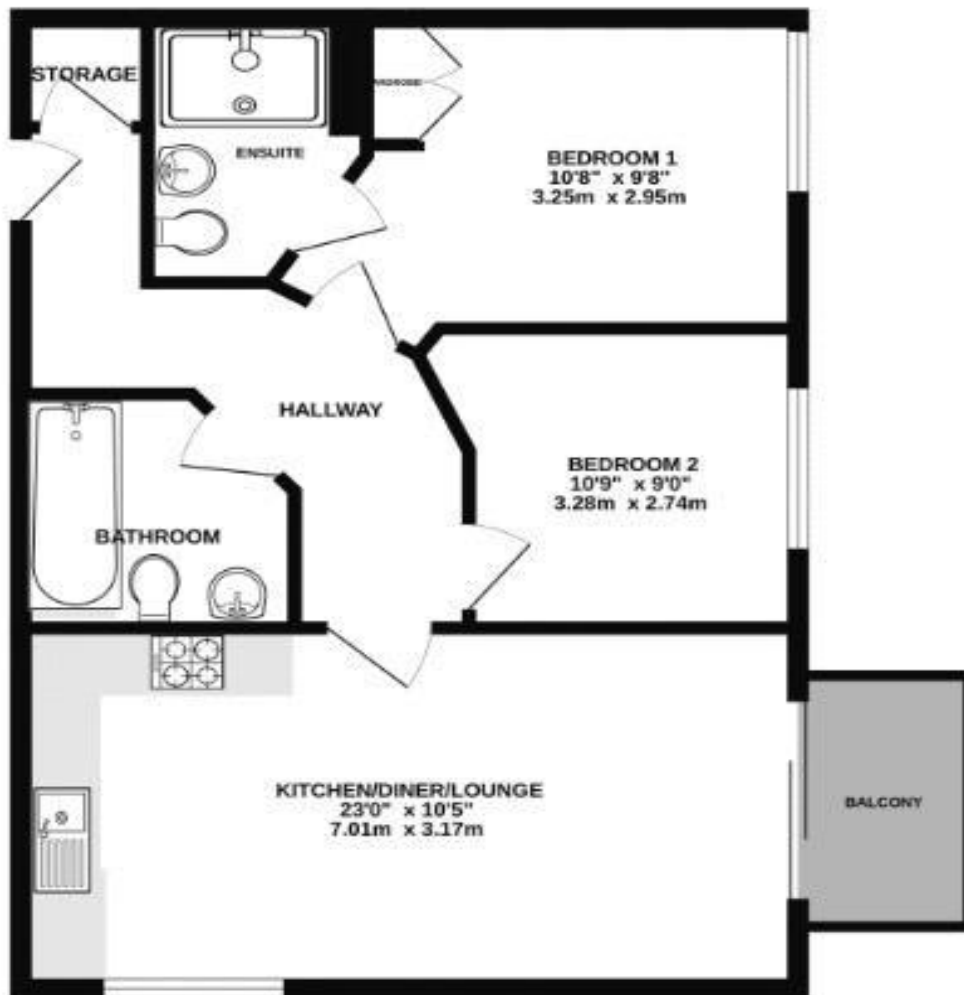
This well presented, two bedroom second floor apartment in the popular 'Vista' building is being offered with no forward chain! The modern home provides two good sized bedrooms, one of which has built in wardrobes and an En-suite shower room. There is a modern fitted bathroom plus a stylish open plan kitchen/ living with sliding doors opening into the balcony. All rooms enjoy external views, Additionally the apartment is double glazed & gas centrally heated, there is a large communal garden and a carpark with allocated residents and visitor parking. The building's location means that local amenities and Fratton Station are moments away so we highly recommend an internal viewing at the earliest opportunity to avoid disappointment! For further information or to arrange a viewing, please contact one of the Lawson Rose sales team today.

Material Information:

- Electricity Supply: Alternating Current
- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 16 Sep 2010
- Term: 125 years from 19 December 2008 to 18 December 2133 – 108 Years Remaining
- Service Charge & Ground Rent: 2,873.54
- Property Managing Agents: Rendall & Rittner
- Lease Restriction: A copy of the lease is available upon request.
- Service charge includes all heating, hot water, water supply & sewage







While 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 quantity or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.