



FOR SALE

£235,000

Flat 1, 25 Gains Road,
Southsea, PO4 0PJ.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

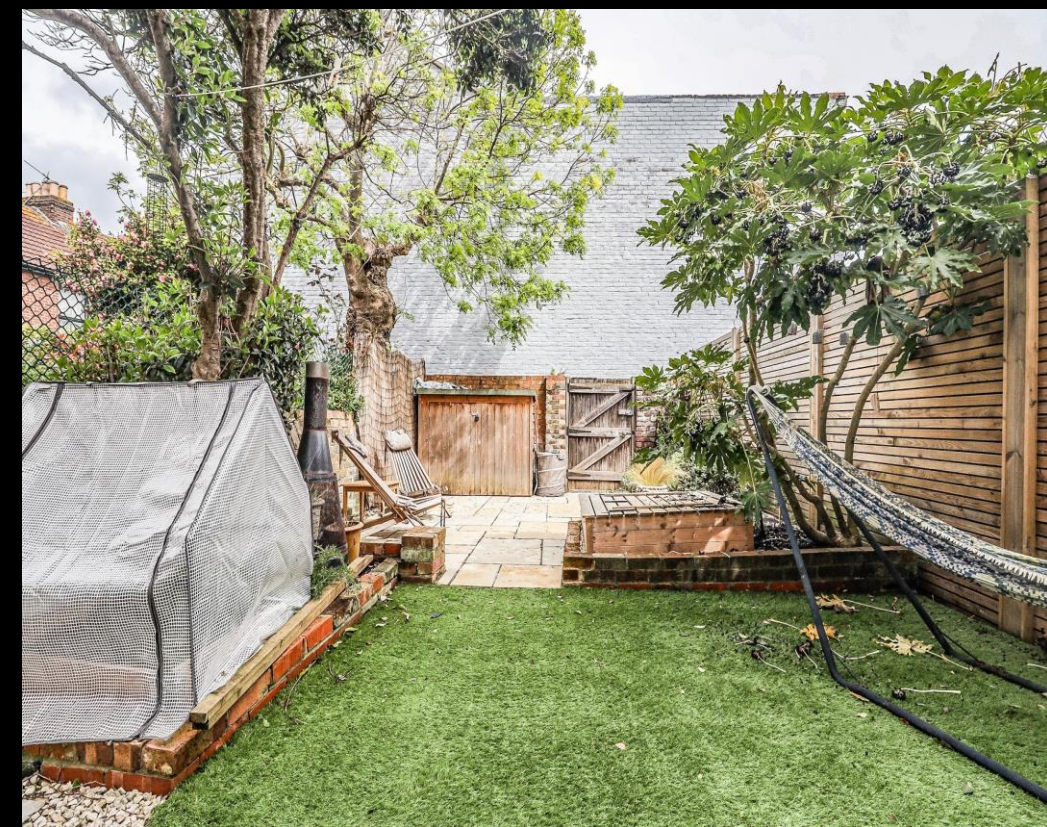
PROPERTY DESCRIPTION

This well presented, two bedroom, ground floor flat has its own private rear garden, plus it benefits from having a share of the freehold! Located in central Southsea, not far from local amenities on Albert Road, this apartment on Gains Road could make for an ideal first time or investment purchase. Upon entering, the living space is the real heart of the home, with a large bay window providing plenty of natural light, this then opens into the stylish fitted kitchen/ breakfast room with double doors opening into the rear garden. Off the hallway are two good sized double bedrooms and a contemporary fitted bathroom suite. Outside is a well kept 30FT rear garden complete with rear pedestrian access. We highly recommend booking an internal viewing, so for further information or to arrange a time to visit, please contact the Lawson Rose sales office today.

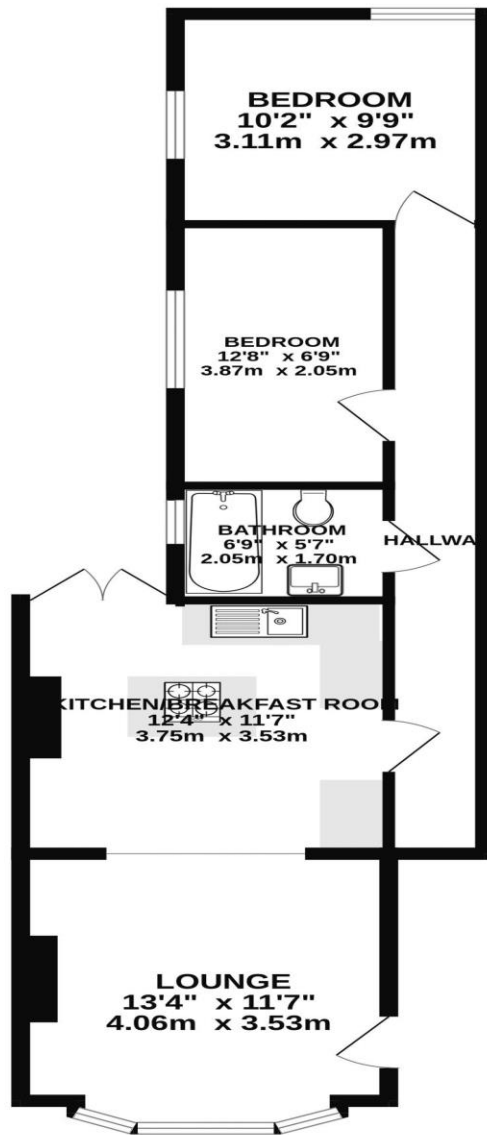
Material Information:

- 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
- Date of Original Lease: 12 Jun 1988
- Term: 120 years from 1 January 1988
- Service Charge: 'As & When' between FFF
- 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		76 C
55-68	D	64 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.