



FOR SALE

Offers in Excess of £225,000

4 Frensham Court, Frensham Road,
Southsea, PO4 8AQ.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

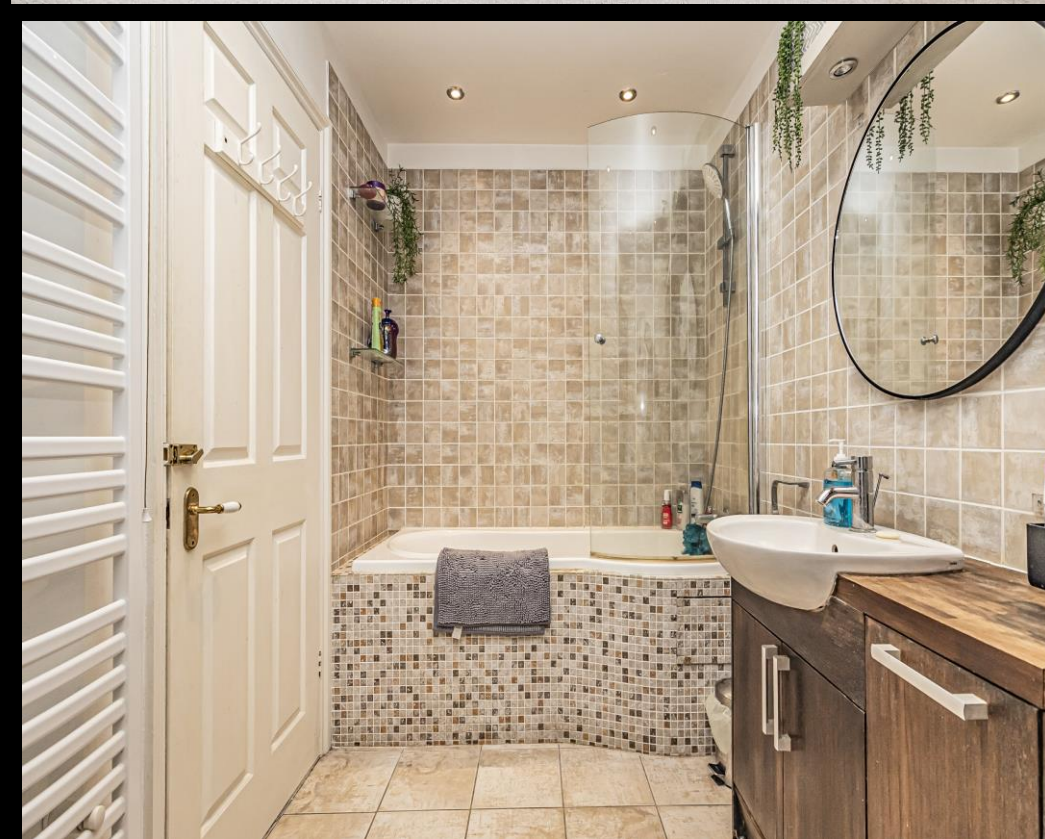
PROPERTY DESCRIPTION

Lawson Rose are delighted bring to the market this unique, rarely available top-floor duplex apartment, located in the sought-after Frensham Court development. Offering breathtaking views across the city, this property is ideally situated at the end of a picturesque, tree-lined road, just a short distance from local amenities and Fratton Station. Boasting an abundance of space, the apartment briefly comprises a welcoming entrance hallway, two generously sized bedrooms, a versatile study, and a beautifully appointed contemporary bathroom suite on entrance floor. A distinctive spiral staircase leads to the upper floor, where you'll find a spacious open-plan kitchen, lounge/diner space, perfect for entertaining, the fitted kitchen also benefits from a breakfast bar whilst sliding doors from the living area open onto a communal terrace, providing superb views across the city—a perfect spot for relaxation. Additionally the apartment benefits from an allocated off road parking space, plus it's being offered with no forward chain! This exceptional apartment truly needs to be seen to be fully appreciated. Contact us today to arrange an internal viewing on 02392 367779.

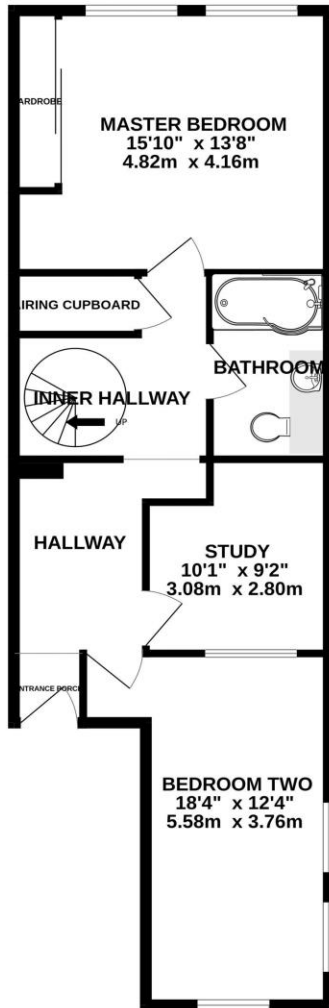
Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure: Leasehold
- Term: 275 years from July 1987
- Management Company: Hadrian Property Management
- Service Charge: £1250 P/A
- Ground Rent: £100 P/A
- Lease Restriction: A copy of the lease is available upon request.

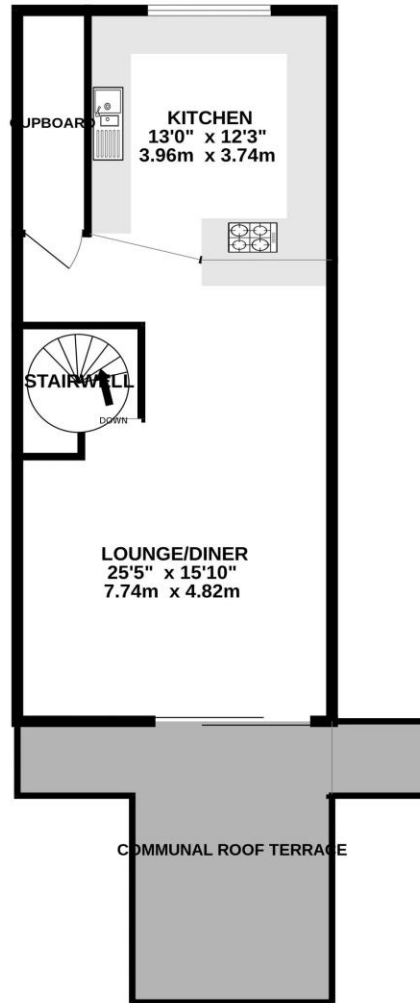




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	84 B
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.