



FOR SALE

£170,000

9 Washington Court Warren Avenue, Milton,
Southsea, PO4 8UD.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This deceptively spacious first-floor maisonette, situated in Washington Court on Warren Avenue, is being offered with no forward chain and comes complete with an allocated off-road parking space. A unique home that benefits from a share of the freehold and a private south-facing balcony, this property enjoys pleasant elevated views across the local residential area. Upon entering, the hallway leads to an impressive double bedroom, a modern fitted kitchen with double doors opening into a bright and generous living space, perfect for relaxing or entertaining. A staircase rises to the upper level, where the master bedroom enjoys direct access to the balcony—ideal for morning coffee or evening sunsets. Completing this floor is a well-appointed bathroom suite and a large additional storage area, offering practicality as well as style. In our opinion, this property represents a fantastic opportunity for first-time buyers or those seeking a well-proportioned home in a convenient location. Early viewing is highly recommended to fully appreciate all that's on offer. For further details or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- 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: Secure, Allocated Off Road Space
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure – Share Of The Freehold
- Term: 125 years from 24 June 1989
- Management Company: Washington Court Management Company LTD
- Service Charge: £400 P/A
- Ground Rent: N/A

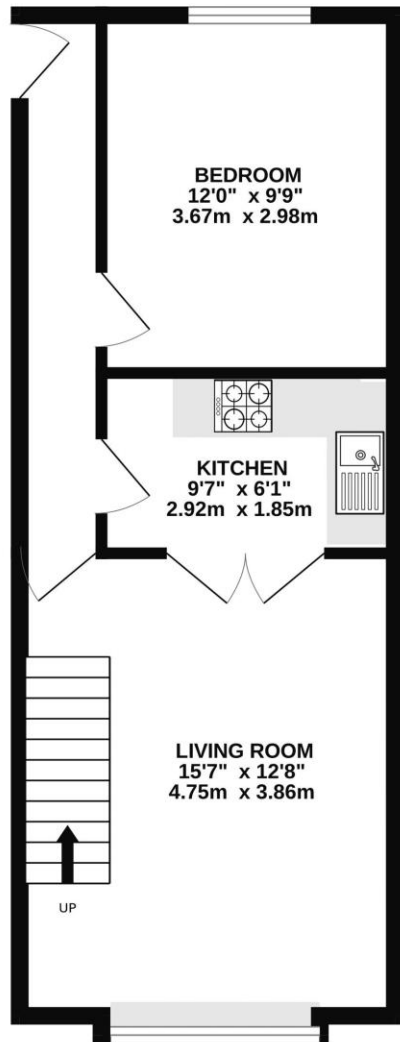


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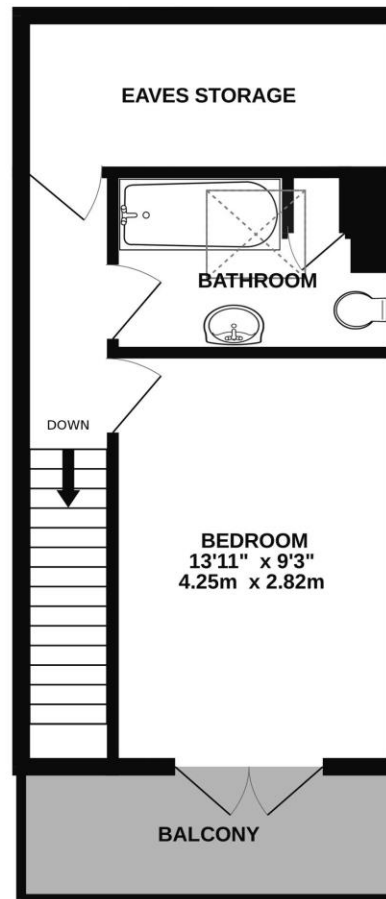




FIRST FLOOR



2ND FLOOR



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