



# FOR SALE

## £140,000

Flat 46 Summerson Lodge, Alverstone Road,  
Southsea, PO4 8GS.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

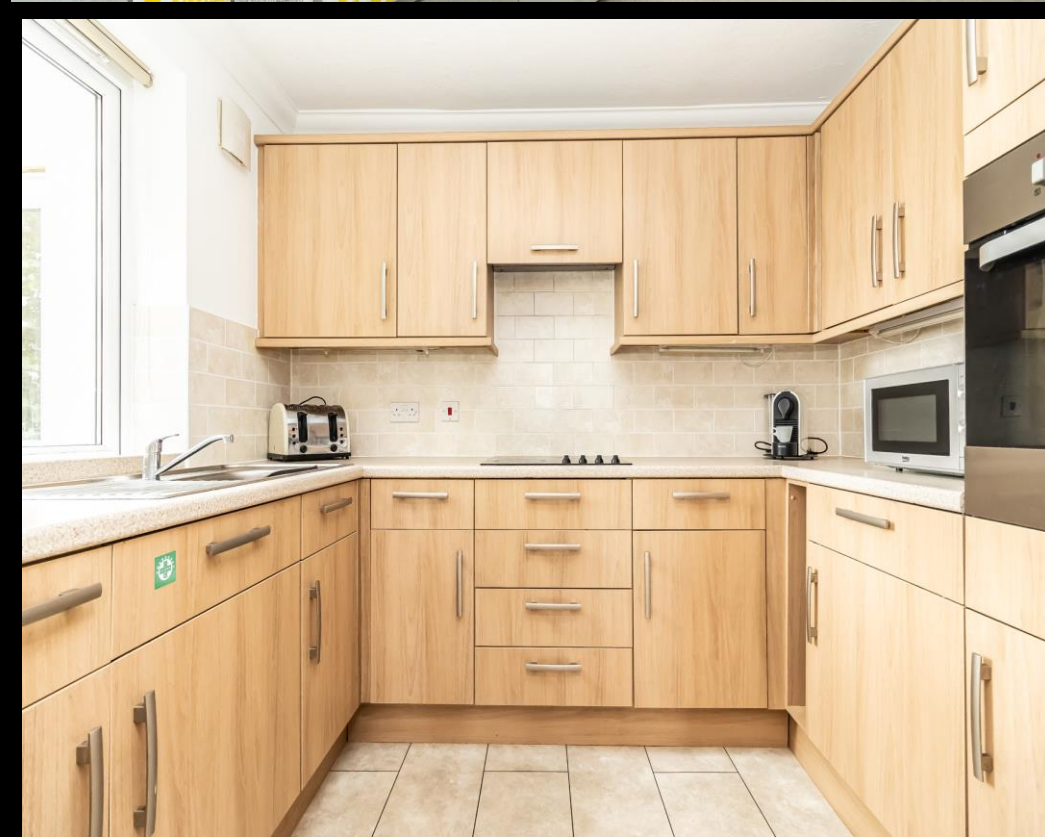
## PROPERTY DESCRIPTION

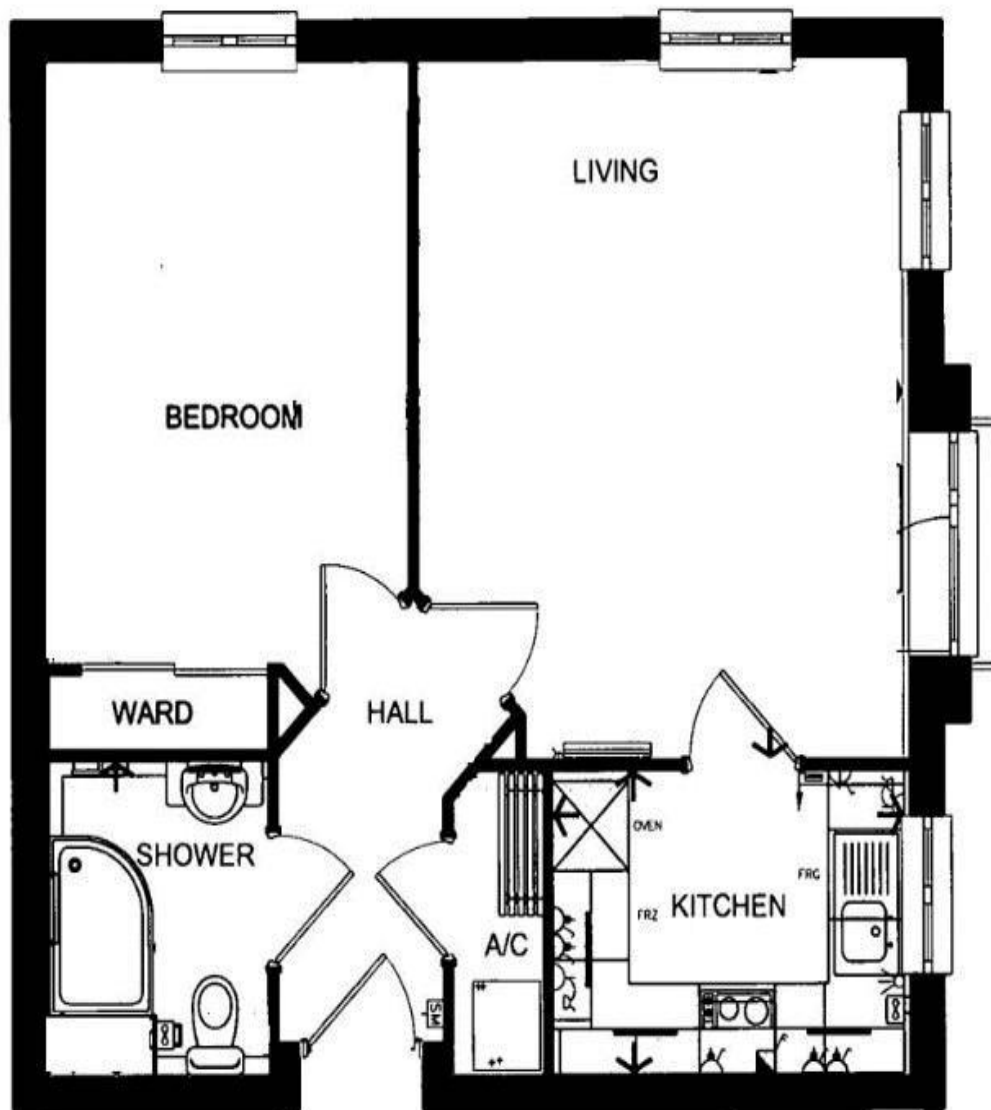
Wonderful opportunity to purchase this well presented one bedroom first floor apartment which is located on the South side of the popular Summerson Lodge development. The property was constructed in 2012 and features private parking for residents only, dedicated house manager and 24-hour care line system. The interior comprises of;- entrance hallway, large airing cupboard also used for storage, a shower room, bedroom with fitted double mirrored sliding door wardrobe, a lounge with Juliet balcony and a smartly presented kitchen with integrated oven, hob and fridge. Owners also have use of the communal lounge and laundry facilities as well as access to guest suite and in house hair dressers. Viewings strictly by appointment only and can be made by calling Lawson Rose.

### 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.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 125 years from and including 1 May 2012
- Term: 111 Years Remaining
- Management Company: McCarthy Stone
- Service Charge: ££2395.34 P/A
- Ground Rent: ££647.98 P/A







|             |                         |                          |
|-------------|-------------------------|--------------------------|
| Living      | Width 12'-7" [3835] max | Length 15'-2" [4625] max |
| Kitchen     | Width 9'-1" [2780] max  | Length 6'-8" [2030] max  |
| Shower Room | Width 5'-8" [1715] max  | Length 6'-11" [2100] max |
| Bedroom     | Width 9'-2" [2790] max  | Length 13'-1" [3980] max |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 75 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.