



FOR SALE

£195,000

First Floor Flat, 56 Granada Road,
Southsea, PO4 0RJ.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Set just moments from Southsea Seafront and Canoe Lake, this well-proportioned first floor apartment on Granada Road offers a fantastic opportunity for those seeking coastal living with the convenience of off-road parking and no forward chain.

The property features a generous living room with a large bay window that fills the space with natural light, a well-equipped fitted kitchen, and a great-sized bathroom suite. There are two comfortable double bedrooms, with the principal bedroom benefiting from a large built-in wardrobe/storage cupboard.

Further highlights include an extended lease and an allocated off-road parking space to the rear of the building — a rare and valuable asset in this sought-after location. Whether you're a first-time buyer, looking for a seaside retreat, or considering a buy-to-let investment, this apartment offers exceptional value and potential.

Internal viewing is highly recommended to appreciate the size, layout, and location on offer.

To find out more or arrange your appointment, please contact the Lawson Rose sales team today.

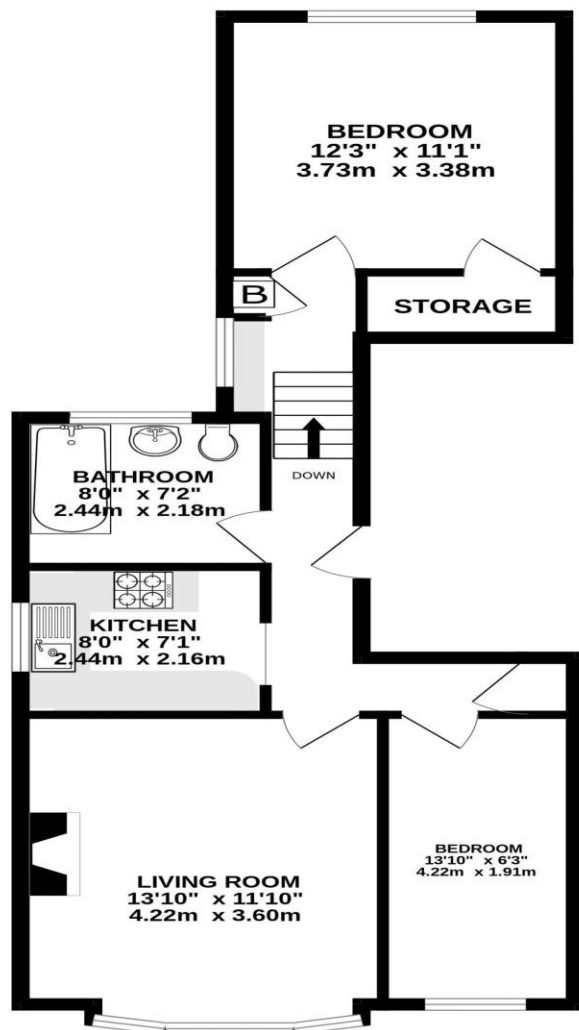
Material Information:

- 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.
- Off Road Parking Space & 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)
- Tenure – Leasehold
- Term: From 02/06/2023 until 24/03/2187 – 161 Years Remaining
- Building Insurance, June 25 - June 26 £ 569.94 (split between four)
- Service Charge/ Maintenance, December - December 2025 £ 550.00
- Ground Rent: £250P/A





FIRST FLOOR FLAT



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.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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.