



FOR SALE

Offers in Excess of £150,000

Flat 2 Dudley Court, 126a Henderson Road,
Southsea, PO4 9JG.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This modern and beautifully presented one-bedroom apartment is set on the ground floor of Dudley Court, a sought-after development on popular Henderson Road. Ideally suited to first-time buyers or those seeking a stylish Southsea home by the coast, the property offers bright, contemporary living throughout. Upon entering, a welcoming hallway leads to the spacious open-plan kitchen and living area, where a large bay window fills the room with natural light and a sleek, modern kitchen adds a touch of style. The property also features a generous double bedroom and a well-appointed, modern bathroom suite. Externally, there's the added benefit of a large private store to the rear of the building—perfect for bikes or extra storage. Given its fantastic location and superb presentation, this apartment simply must be seen to be fully appreciated. For all enquiries or to arrange an internal viewing, 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 08 Feb 2007
- Term: 125 years from 25 December 2005
- Management Company: Parkfords Management Company
- Service Charge: £1225.47 P/A
- Ground Rent: £200P/A



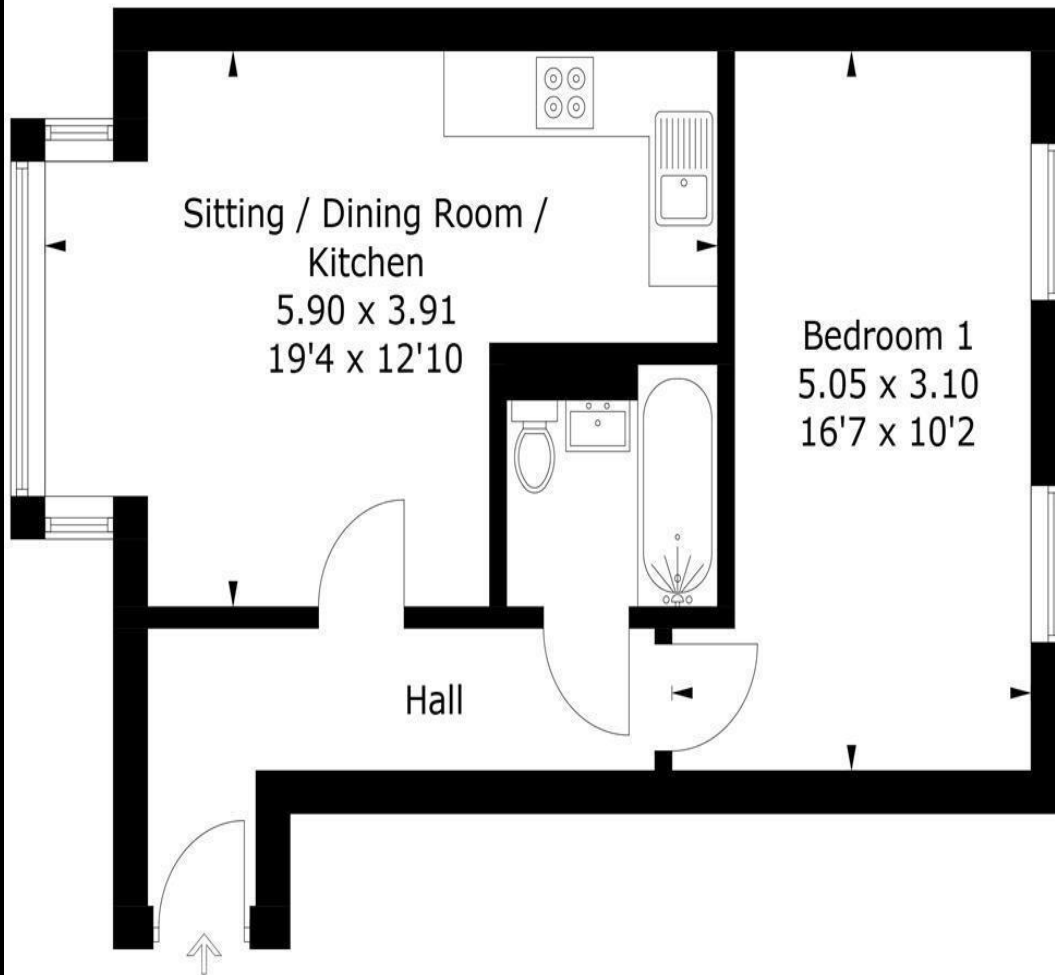


Henderson Road, P04

Approximate Gross Internal Area = 42.3 sq m / 455 sq ft

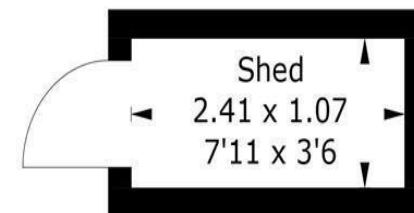
Shed = 2.5 sq m / 27 sq ft

Total = 44.8 sq m / 482 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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.



(Not Shown In Actual Location / Orientation)

PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1167580)