



Flat 3 St. Vincent Road  
Southsea, PO5 2FE

Asking Price £250,000 Council Tax Band B

2 1 1 B

Tullys



## Flat 3 St. Vincent Road

Southsea, PO5 2FE

This well presented two bedroom purpose built apartment is offered for sale with NO FORWARD CHAIN and with VACANT POSSESSION.

Located in St Vincent Road, close to the local amenities on offer in Southsea town centre, this apartment benefits from a secure underground parking space, allocated to Flat 3 making this a desirable option in central Southsea.

Of interest to both first time buyers as well as those looking to downsize, we feel that this apartment would make a fabulous purchase and to this end is offered with a new 125 year lease.

Call now to view on 02392 732241.

**ENTRANCE VIA COMMUNAL SECURITY DOOR**

**ENTRANCE HALL**

Doors to all rooms, security entry phone.

**LOUNGE/DINER**

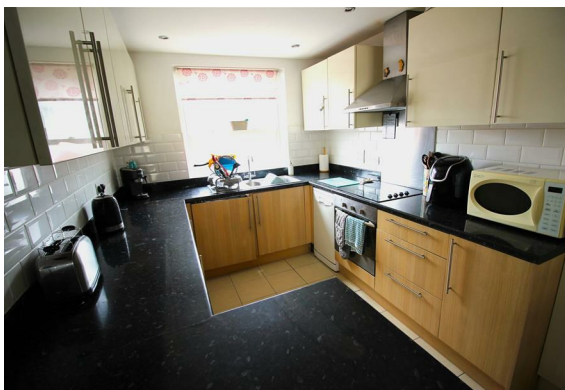
14'6" x 13'2" (4.42m x 4.01m)

Smooth ceiling with inset spotlights, double glazed sash window to the front aspect, double glazed sash window to the rear aspect, two radiators.

**KITCHEN**

11'3" x 8'3" (3.43m x 2.51m)

Smooth ceiling with inset spotlights, range of fitted kitchen units with cream wall cupboards and beech effect base units, work surface over, integrated oven, hob and extractor, space and plumbing for a slimline dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap, tiled splash backs, tiled flooring.





#### **BEDROOM ONE**

13'1" x 9'3" (3.99m x 2.82m)

Smooth ceiling, double glazed sash window to the front aspect, radiator, built in cupboard.

#### **BEDROOM TWO**

10'10" x 8'4" (3.30m x 2.54m)

Smooth ceiling, double glazed sash window to the rear aspect, radiator.

#### **BATHROOM**

10'11" x 5'5" (3.33m x 1.65m)

Smooth ceiling, double glazed obscured sash window to the rear aspect, panel enclosed bath with mixer tap, low flush w/c, vanity unit with wash hand basin mounted, shower enclosure, towel radiator, tiled splash backs, tiled flooring.

#### **PARKING**

This flat benefits from an allocated, secure underground parking space marked "Number 3".

#### **FURTHER INFORMATION**

Council Tax Band: B

Tenure: Leasehold. This flat will be sold with the benefit of a new lease with a term of 125 years to include a peppercorn Ground Rent.

Annual Service charge for the most recent year - £875 6 monthly (£1,750 per annum).



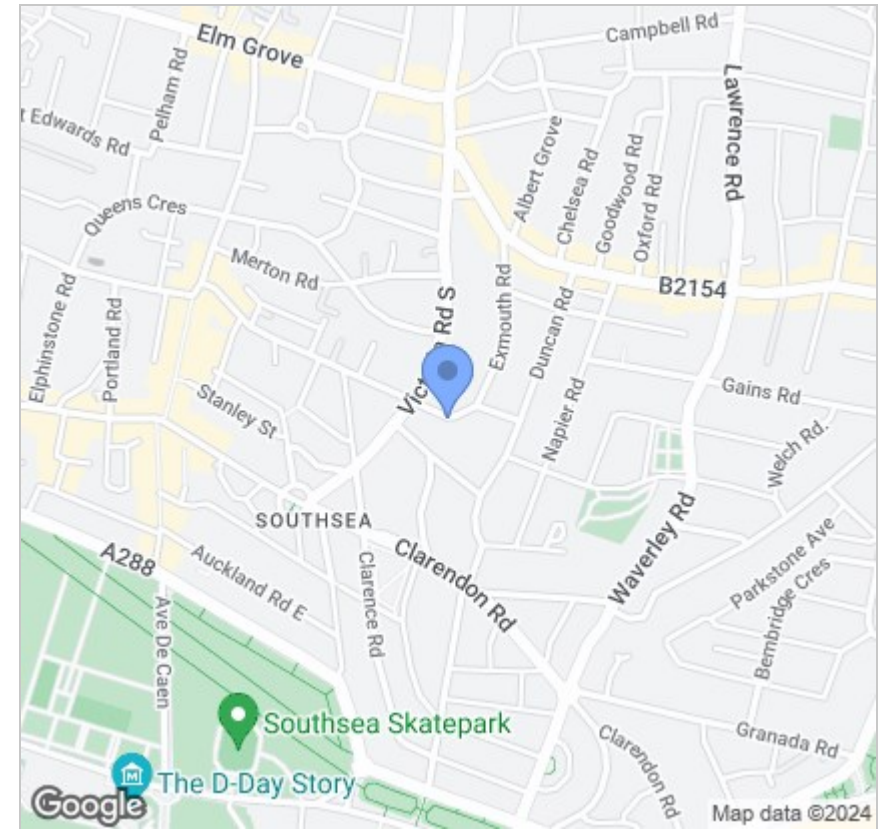
## Floor Plan



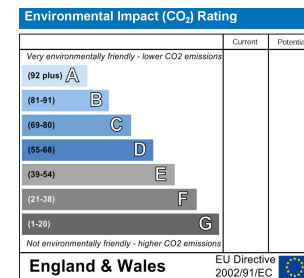
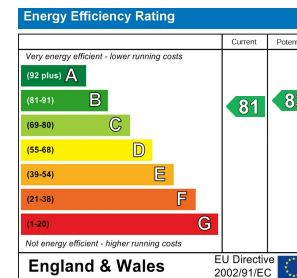
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

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