



Flat 20 Keyes Court, Albert Road, Southsea, PO5 2SS

Enjoying an exceptionally convenient CENTRAL SOUTHSEA location, this TWO BEDROOM 3rd FLOOR RETIREMENT FLAT (55-plus) benefits from lift service, communal garden and roof terrace, secure entry, electric heating and double-glazing; available now with NO ONWARD CHAIN, it is keenly priced to allow for some refurbishment. Built around 1988 'Keyes Court' is a five-storey development comprising residential apartments above ground floor commercial units. It occupies a prominent position on the south side of Albert Road, a short distance from the junction with Duncan Road, a little over half a mile only from Southsea Seafront and within comfortable reach of a wide range of public amenities, including: Palmerston Road Shopping Precinct, recreation facilities, bus services, main-line stations, local shops and eateries.



Offering rooftop views and generous accommodation, Flat 20 is presented in fair condition but will reward a programme of re-fitting and re-decoration, having scope now for an incoming owner to implement their own tastes and ideas. Full particulars are given as follows:

Covered approach to a pair of wrought-iron gates and:

PORCH

Pair of main entrance doors, with SECURE ENTRY SYSTEM, to:

LOBBY

Lift and stairs to upper floors. Access to communal garden and rear of building.

THIRD FLOOR

Landing and balustraded walkway to:

FLAT 20

UPVC and double-glazed front door to:

ENTRANCE HALL

Textured plaster ceiling. Night storage radiator. Security intercom telephone. Built-in cloaks and storage cupboard housing hot water tank, electricity meter and circuit breakers.

BATHROOM & W.C.

7'5 x 6'2 (2.26m x 1.88m)

Coloured suite comprising: low flush w.c., pedestal handbasin with tiled splashback, and panelled bath with tiled surround, mixer tap and shower attachment. Electric radiator. UPVC replacement obscure double-glazed window. Textured plaster ceiling.

KITCHEN

10'2 x 7'7 (3.10m x 2.31m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Electric cooker point, plumbing for washing machine. UPVC replacement double-glazed window to rear elevation. Textured plaster ceiling.

BEDROOM ONE

11'6 x 8'1 (3.51m x 2.46m)

Textured plaster ceiling. Night storage radiator. Double-glazed window to front elevation.

BEDROOM TWO

10'6 x 6'8 (3.20m x 2.03m)

Textured plaster ceiling. UPVC replacement double-glazed window to front elevation. Electric radiator.

LIVING ROOM

18'5 x 10'2 (5.61m x 3.10m)

Textured plaster ceiling. Suspended square bay window to front elevation having UPVC replacement double-glazing. Night storage radiator.

OUTSIDE

REAR: Generous communal garden, laid to paving with brick-bordered raised beds and seating.

RESIDENTS' CAR PARK, administered by the Residents' Committee and offering allocated off-street parking (subject to availability and a waiting list).

COMMUNAL ROOF TERRACE

GENERAL INFORMATION

TENURE: a NEW 99 year lease will be granted to the buyer upon completion.

SERVICE CHARGE: £184.01 per month.

COUNCIL TAX: Band 'A' - £1,383.64 per annum (2024-25).

EPC 'C'

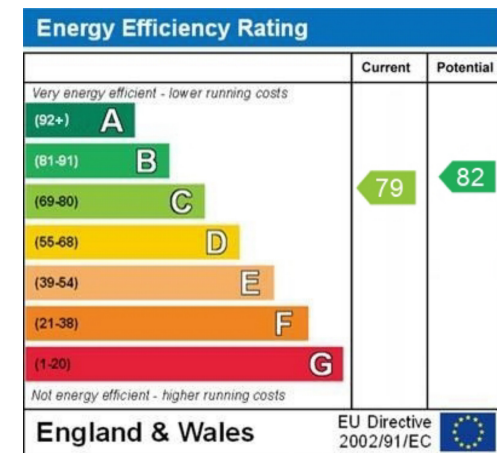
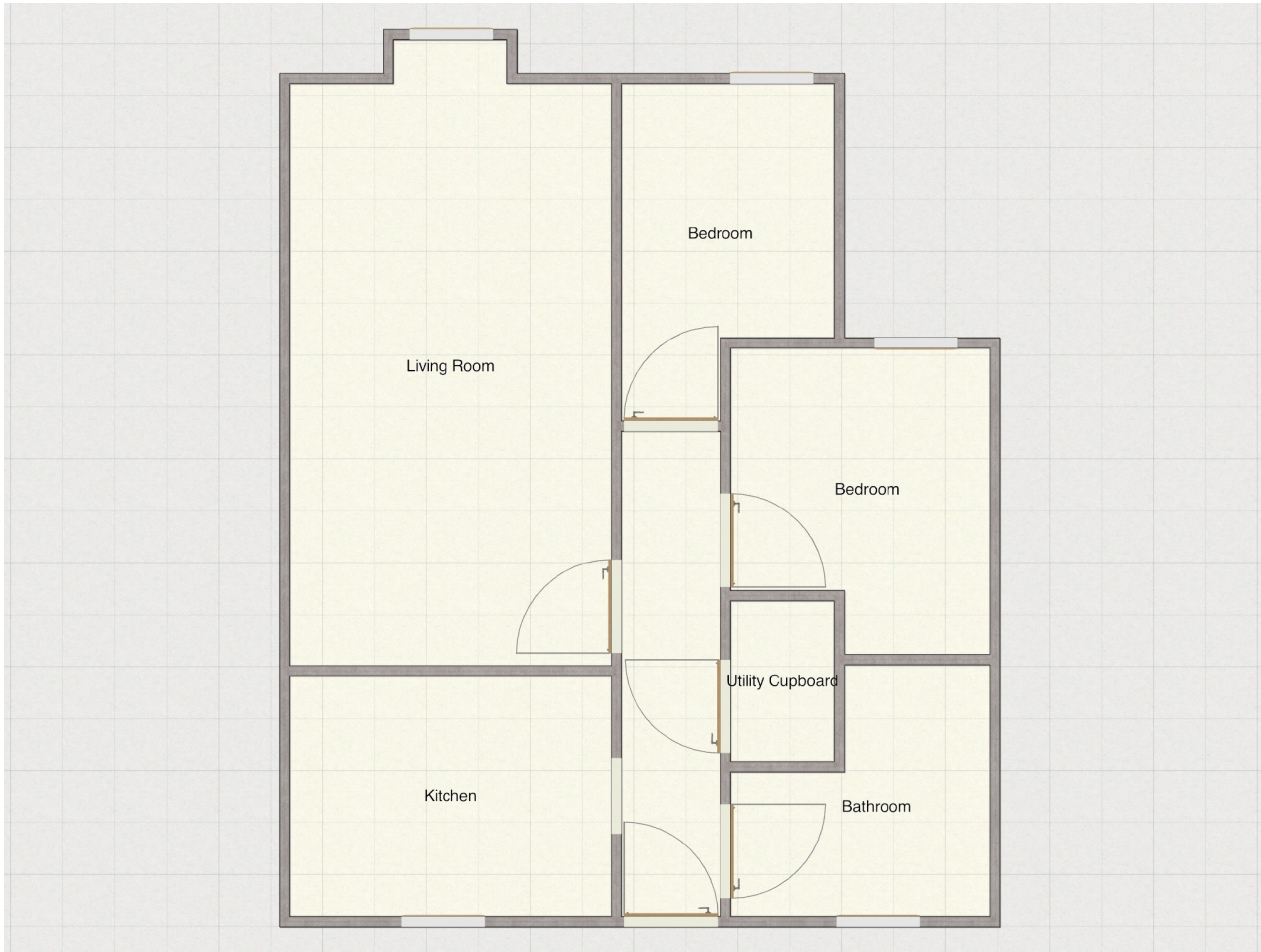
VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.

(17768/045297)







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