



Nesbits

Established 1921

Flat 6, 185 Landguard Road, Southsea, PO4 9DS

Price £130,000

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Conveniently situated some half a mile from Southsea Seafront, this spacious, purpose-built TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT (55+) benefits from a sunny communal garden, secure entry, electric heating, double-glazing and two (non-allocated) residents' parking spaces. The apartment is one of just six units within a two-storey, mid-1980s' development occupying a corner position at the junction of Landguard Road with Hatfield Road - a little to the north of Highland Road, some one mile from Southsea Town Centre and within comfortable reach of a wide range of public amenities including: local shops and eateries, bus services, main-line station, Milton and Bransbury parks, St Mary's Hospital, etc.



Available now on the open market with the further asset of NO ONWARD CHAIN, Flat 6 will reward a modest element of refurbishment, presenting an incoming owner with a blank canvas for their own tastes and ideas, and representing, in our view, exceptional value for money. Full particulars are given as follows and early enquiry is invited:

Covered approach (via the Car Port) to glazed main door, with SECURITY ENTRY SYSTEM to:

OPEN-PLAN COMMON LOBBY

Having stairs to first floor together with direct access to the communal rear garden.

FIRST FLOOR OPEN LANDING

Leading to:

FLAT 6

ENTRANCE HALL

Artex ceiling with access, via hatch and ladder, to Loft Space. Built-in cloaks and storage cupboard. Built-in airing/linen cupboard with slatted shelf and lagged hot water tank. Electric panel heater. Circuit breakers. Security intercom telephone.

SHOWER ROOM & W.C.

8'1 x 5'10 (2.46m x 1.78m)

(formerly with bath). White suite comprising: pedestal handbasin with mixer tap, low flush w.c., and tiled shower cubicle with 'Mira' mixer. Coved ceiling.

KITCHEN

11'10 x 5'11 (3.61m x 1.80m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, 1½ bowl single drainer stainless steel inset sink with mixer tap. Electric cooker point. Plumbing for washing machine. UPVC double-glazed window to front elevation. Coved, Artex ceiling.

BEDROOM ONE

13'3 x 11'6 (4.04m x 3.51m)

Coved, Artex ceiling. UPVC double-glazed window to rear elevation. Night storage radiator.

BEDROOM TWO

11'11 x 11'9 (3.63m x 3.58m)

Coved, Artex ceiling. Suspended square bay window to front elevation having UPVC double-glazing. Night storage radiator.

LIVING ROOM

14'4 x 11'0 (4.37m x 3.35m)

Coved, Artex ceiling. UPVC double-glazed window to front elevation. Two night storage radiators.

OUTSIDE

To the south side of the building is a generous COMMUNAL GARDEN, with lawn, walled surround, planted borders, rotary washing line, refuse bins, and side pedestrian access.

DOUBLE-WIDTH CAR PORT

For use by residents on a non-allocated basis.

GENERAL INFORMATION

Tenure: Leasehold. A new, 99 year lease will be granted upon completion.

Service Charge: £1,540.80 per annum.

Ground Rent: Nil

Council Tax: Band 'A' - £1.453.95 per annum.

EPC

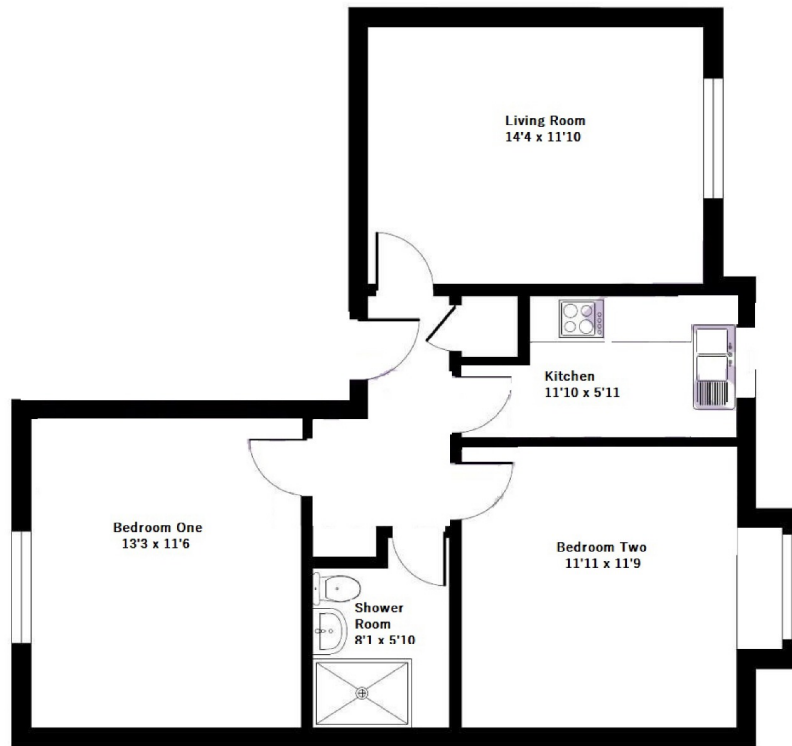
Energy Rating 'D' (Floor Area 60 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (08034/055400)





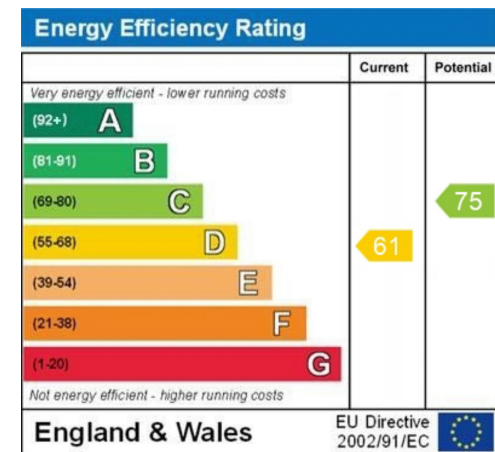


For identification only - Not to scale

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).



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