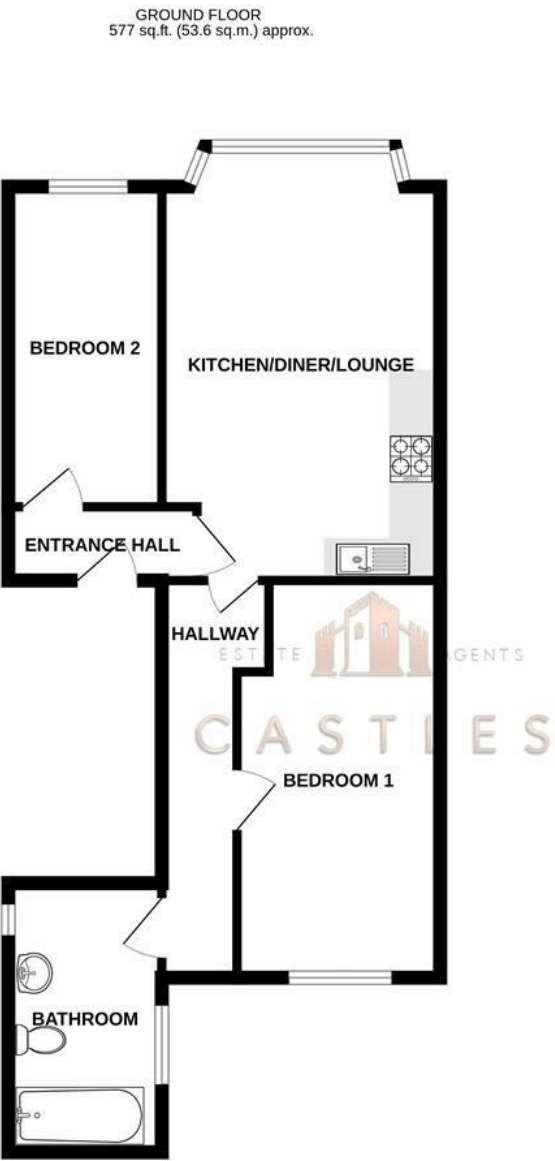
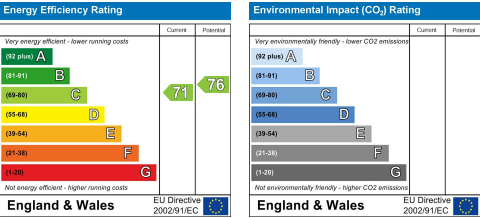


Floor Plan



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.  
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.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# 15 Salisbury Road

## Southsea, PO4 9QX

We are pleased to welcome to the market this two-bedroom first floor apartment with off road parking located in Salisbury Road, Southsea. The property is being sold with No Forward Chain and comes with a Share Of Freehold.

The property consists of a spacious open-plan lounge and kitchen equipped with a built-in fridge freezer. There is a large bay window on the front offering plenty of natural light into the living space. This property benefits from two bedrooms, one large double bedroom with a period feature fire place and one slightly smaller bedroom which is currently being utilised as an office/guest bedroom. The bathroom is located at the rear of the apartment and is a generous size featuring sunken bath tub with over head shower, w/c and wash basin. Upon entering the bathroom there is also a utility space.

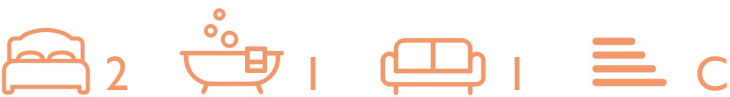
Externally there is off road parking to the front of the property which is a huge bonus. Canoe Lake and the seafront are a short walk away along with Southsea Shops and the bar and restaurants of Albert Road.

For more information or to arrange a viewing please call Castles today.

Guide price £195,000



15 Salisbury Road  
Southsea, PO4 9QX



- OFF ROAD PARKING
- NO FORWARD CHAIN
- OPEN PLAN LIVING
- CLOSE TO SEAFRONT
- SHARE OF FREEHOLD
- TWO BEDROOMS
- SHORT WALK TO CANOE LAKE
- CLOSE TO SOUTHSEA SHOPS

KITCHEN/DINER/LOUNGE  
11'5" x 19'4" (3.5 x 5.9)

BATHROOM  
6'2" x 11'1" (1.9 x 3.4)

BEDROOM 1  
8'10" x 16'4" (2.7 x 5.0)

BEDROOM 2  
6'2" x 12'9" (1.9 x 3.9)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML

check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

**Lease Information**  
Lease Length: 989 Years Remaining  
Service Charge: £1200 Per Annum

Ground Rent: £0  
\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

