



## Brandon House 1 Lawrence Road , Southsea, PO5 1PJ

**£1,200 Per month**

Welcome to this charming ground floor flat located at 1 Lawrence Road in the desirable area of Southsea. This delightful property features two spacious double bedrooms, each equipped with built-in wardrobes, providing ample storage space for your belongings. The modern shower room adds a touch of contemporary style, ensuring comfort and convenience.

The flat benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. Included in the sale are essential white goods, making it easy for you to settle in without the hassle of purchasing additional appliances.

One of the standout features of this property is the allocated parking space, conveniently situated right next to the block entrance, offering easy access for you and your guests.

Situated in a prime location in Southsea, this flat is close to local amenities, shops, bars and the beautiful seafront, making it an ideal choice for those who appreciate both convenience and leisure.

This property is available for immediate occupancy, making it a perfect opportunity for anyone looking to move in without delay. With an EPC rating of C and a council tax band yet to be specified, this flat is not only a comfortable home but also an energy-efficient choice.

Do not miss the chance to make this lovely flat your new home.

- Two Double Bedrooms with Built in Wardrobes
- Allocated Parking ( right next to the block entrance )
- Prime Southsea Location
- Modern Shower Room
- Gas Central Heating
- White Goods Included
- Available NOW !
- Ground Floor Flat
- Large Lounge / Diner
- EPC Rating C / Council Tax Band

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



2



1



1

3 C

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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