



**Flat 3, 2 Lennox Road South
Southsea, PO5 2HT**

Offers Over £315,000

cogroves

Sales, Rentals and Block Management

Flat 3, 2 Lennox Road South, Southsea, PO5 2HT

GUIDE PRICE £315,000-£330,000. We are pleased to offer for sale this tremendously light and airy 2 bedroom first floor apartment with delightful views over Southsea Common. The property is being sold with a share of freehold and allocated parking. Situated in this convenient location adjacent to Southsea Common which is a short walk to the seafront, Palmerston Road Shopping Precinct, bars, restaurants, coffee shops, cafes, Waitrose and many independent boutique shops. The accommodation comprises an open plan lounge/dining room/kitchen with wonderful views. 2 double bedrooms, attractive Jack & Jill bathroom, large hall. Other benefits include high ceilings, coved ceilings, fireplace and appliances within the kitchen.

Communal Entrance

Security intercom with door leading to communal hall. Stairs to first floor, flat front door to:

Entrance Hall

34' x 4' (10.36m x 1.22m)

Two double glazed windows to side, radiator, security entry phone, coved ceiling.

Lounge/Dining Room/Kitchen

Lounge/Dining Room

22'1 into bay x 14'10 (6.73m into bay x 4.52m)

Double glazed bay window to front with delightful views over Southsea Common. Coved ceiling, feature fireplace, radiator.

Kitchen

11'9 x 6'5 (3.58m x 1.96m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven (1 year old), hob, extractor and integrated dishwasher, washing machine and fridge. Part tiled walls, tiled flooring, spotlights and double glazed window to front with wonderful views over Southsea Common.

Bedroom 1

12'10 x 15'6 (3.91m x 4.72m)

Double glazed window to rear, radiator, coved ceiling.

En suite/Main Bathroom

12'1 x 6'3 (3.68m x 1.91m)

Bath with shower over, shower screen, WC, wash hand basin, part tiled walls,

tiled flooring, radiator, spotlights, extractor.

Bedroom 2

12'7 x 11'8 (3.84m x 3.56m)

Double glazed window to rear, two double glazed windows to side, radiator, cupboard housing Ideal boiler. (approximately 5 years old)

Allocated Parking

Allocated parking space to the front of the building.

Additional Information

Tenure - Share of freehold

Service Charge - £1382pa (includes buildings insurance)

Ground Rent - N/A

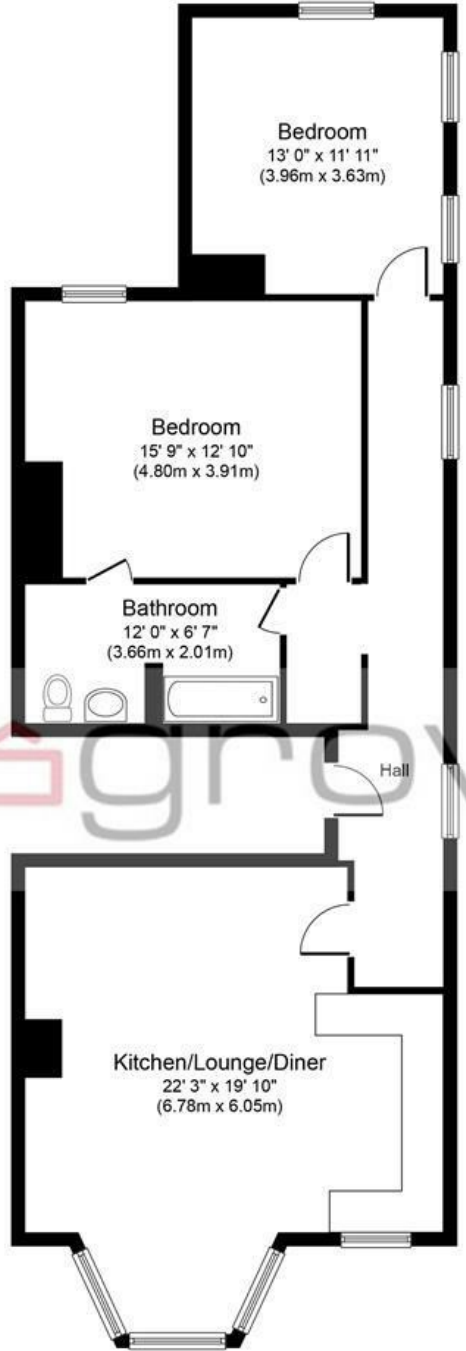
Lease - 125 Years from 25/12/2005 - 107 years remaining approximately

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

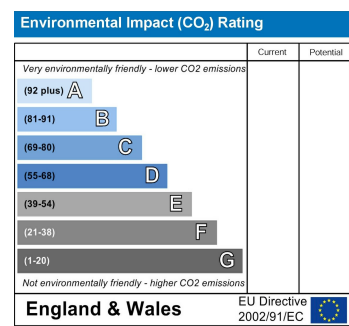
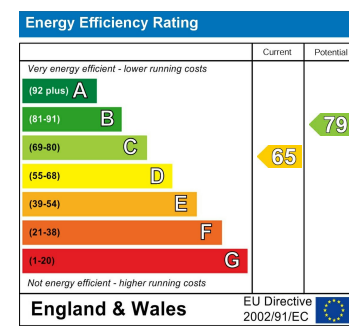




Approximate Floor Area
 946sq. ft.
 (87.9sq. m.)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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