



**5 The Studios Wilton Place
Southsea, PO5 2BG**

Offers Over £235,000

cogroves

Sales, Rentals and Block Management

5 The Studios Wilton Place, Southsea, PO5 2BG

GUIDE PRICE £235,000-£240,000. We are pleased to bring to the market this particularly bright and airy top floor 2 bedroom apartment located in the heart of Central Southsea. Great amenities located close by including Palmerston Road Shopping Precinct, Waitrose, bars, restaurants, cafes, coffee shops, bus routes and a short walk to the seafront. The property is being sold with a share of the freehold and can be offered with no chain. The accommodation comprises a spacious open plan lounge/kitchen breakfast room, 2 double bedrooms, bathroom suite. Other benefits include double glazing, gas central heating and use of roof terrace.

Communal Front Door

Stairs leading to top floor.

Flat Front Door To:

Lounge/Kitchen Breakfast Room

24'3 x 14'6 (7.39m x 4.42m)

Lounge Area

14'5 x 14'6 (4.39m x 4.42m)

Door to front, double glazed double doors leading to roof terrace, laminate flooring, radiator.

Kitchen Breakfast Room Area

9'10 x 14'6 (3.00m x 4.42m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor. Washing machine, fridge/freezer, part tiled walls, laminate flooring, radiator, space for table and chairs, double glazed window to rear, wall mounted thermostat heating control.

Inner Hall

Storage cupboard.

Bedroom 1

14'5 x 8'9 (4.39m x 2.67m)

Double glazed window to rear, radiator, fitted wardrobe, cupboard housing Vaillant gas boiler.

Bedroom 2

14'5 x 8' (4.39m x 2.44m)

Double glazed door to front leading to roof terrace, radiator, fitted wardrobe.

Bathroom

6'4 x 7' + door recess (1.93m x 2.13m + door recess)

White suite comprising bath with shower over, WC, wash hand basin with cupboard below, part tiled walls, radiator, extractor.

Additional Information

Tenure - Share of Freehold

Service Charge - £2559.92pa (includes buildings insurance)

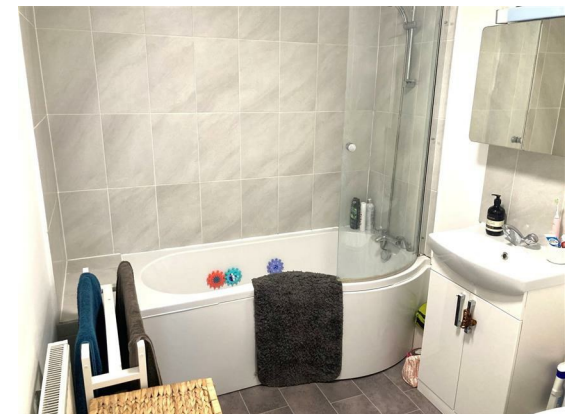
Ground Rent - N/A

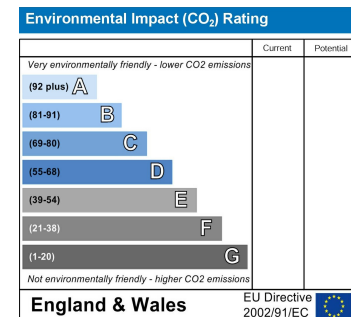
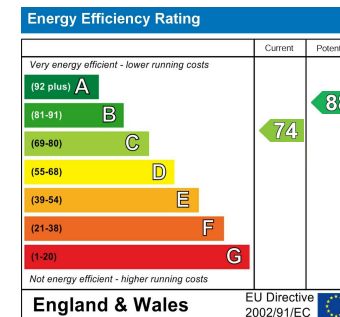
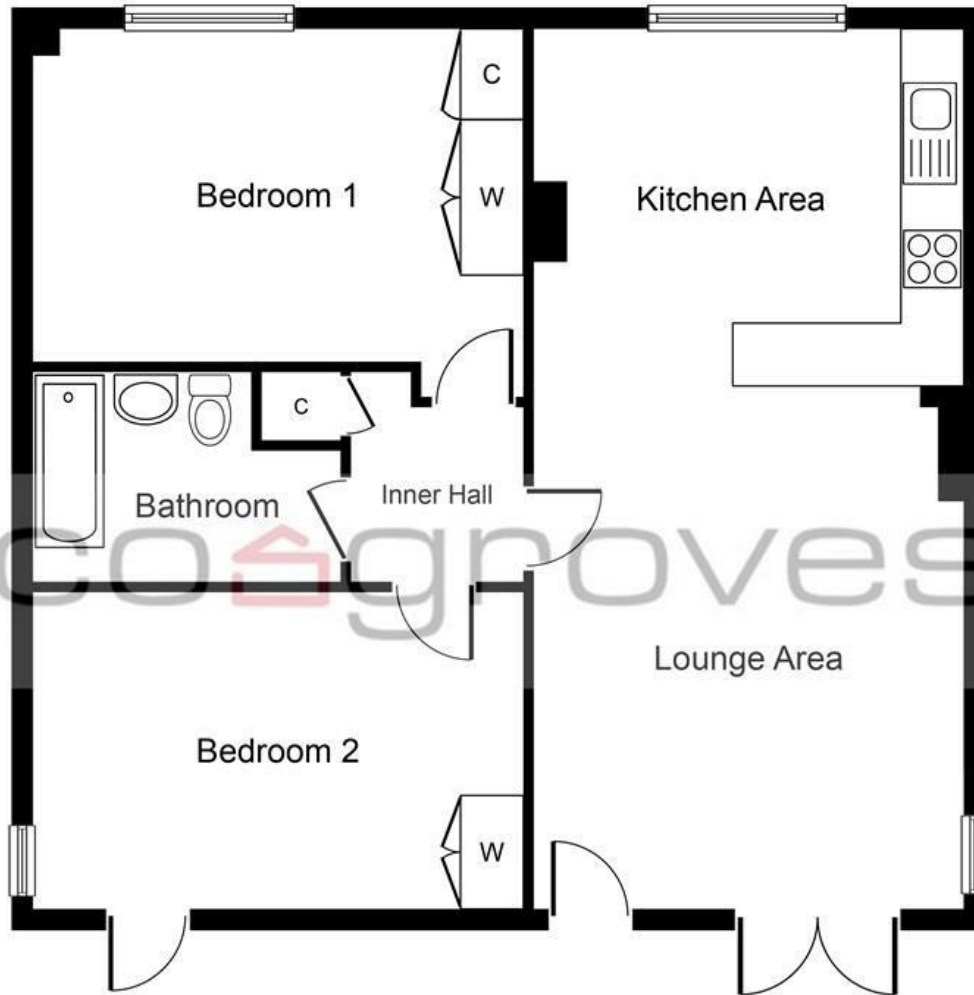
Lease - 125 years from 29/09/2006 - 107 years remaining approximately.

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.





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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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