



**3, The Garden View Apartments St. Vincent Road
Southsea, PO5 2FE**

Asking Price £250,000

co^ogroves

Sales, Rentals and Block Management

3, The Garden View Apartments St. Vincent Road, Southsea, PO5 2FE

We are pleased to bring to the market this 2 bedroom apartment which was built in approximately 2008, with secure and gated underground parking. Located in the heart of Central Southsea just a short walk to seafront, Palmerston Road, Waitrose, bars, restaurants, cafes, coffee shops, Albert Road and bus routes. The property is offered with no chain and comprises 2 double bedrooms, open plan lounge/kitchen with range of appliances, good size bathroom. The property also has the benefit of a south/westerly facing communal courtyard/garden and external bike store/storage shed.

Communal Entrance

Security entry intercom to communal entrance lobby.

Flat Front Door To:

Entrance Hall

Spotlights, security entry phone.

Lounge

13'9 x 13'2 (4.19m x 4.01m)

Double glazed window to front, radiator, spotlights.

Kitchen

11'4 x 8'2 (3.45m x 2.49m)

One and a half bowl stainless steel sink unit with a range of wall and base cupboards. The appliances include a built in oven, hob, extractor, washing machine, fridge, freezer and freestanding dishwasher. Part tiled walls, tiled flooring, double glazed window to rear, spotlights.

Bedroom 1

12'4 x 9'2 (3.76m x 2.79m)

Double glazed window to front, radiator, cupboard housing hot water tank, electric meter and electric consumer unit.

Bedroom 2

13'9 x 8'3 (4.19m x 2.51m)

Double glazed window to rear, radiator.

Bathroom

11'2 x 5'4 (3.40m x 1.63m)

White suite comprising bath with shower attachment, WC, wash hand basin,

shower cubicle, heated towel rail, part tiled walls, tiled flooring, extractor, double glazed window to rear.

Communal Garden

South/westerly facing rear courtyard garden.

Allocated Parking

Accessed via security gates and leading to the underground parking area.

Bike Store/Storage Shed

Useful bike storage shed.

Additional Information

Tenure - Leasehold

Length of Lease - 125 Years from 2008 - 109 years remaining

Service Charge - £1600pa - Includes building insurance

Ground Rent - £ Peppercorn

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.





Garden View Apartments, St Vincent Road, Southsea, PO5 2FE

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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