

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

Sales, Rentals and Block Management

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REDECORATED AND NEW CARPETS. 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 Tenure - Leasehold unit with a range of wall and base Length of Lease - 125 Years from 2008 cupboards. The appliances include a 109 years remaining built in oven, hob, extractor, washing Service Charge - £1600pa - Includes machine, fridge, freezer and freestanding dishwasher. Part tiled walls, tiled Ground Rent - £ Peppercorn 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,

tiled walls, tiled flooring, extractor, does not imply they have been tested. 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

building insurance

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.

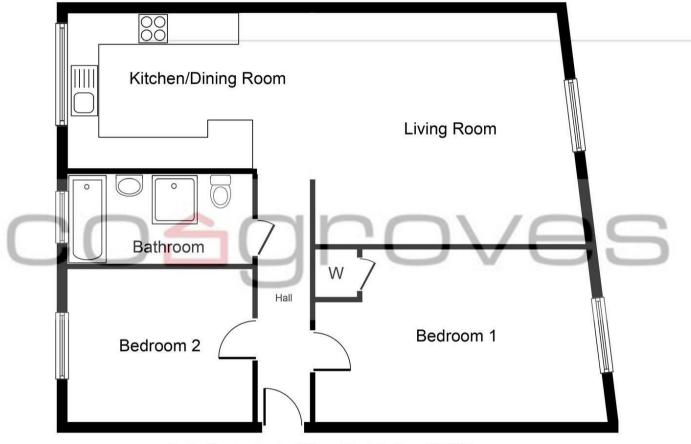
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

shower cubicle, heated towel rail, part Reference to appliances and/or services







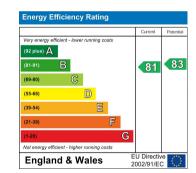


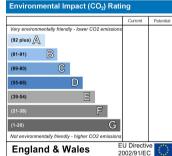
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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49-51 Osborne Road Southsea Hampshire PO5 3LS

Tel: 02392 827827 Email: info@cosgroves.co.uk www.cosgroves.co.uk

