



**8 Mondrian Mews Serpentine Road
Southsea, PO5 3LY**

Asking Price £325,000

co**groves**

Sales, Rentals and Block Management

8 Mondrian Mews Serpentine Road, Southsea, PO5 3LY

We are delighted to offer for sale this modern 2 bedroom semi detached house which was built in approximately 2015, with secure and allocated undercroft parking space number 8, which is completely detached from all other parking spaces. (largest space at development) Located in the heart of Central Southsea and situated just minutes from Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, bus routes & Southsea Seafront. The accommodation comprises 2 bedrooms, both of which have fitted wardrobes. The ground floor consists on a good size open plan lounge/kitchen/dining room with appliances, shower room. The first floor has 2 bedrooms & 2nd shower room. The property is fitted with double glazing, gas central heating, garden/terrace and can be offered with no chain. Storage space is generally an issue with new build properties but this house has several storage cupboards within the house, but also has an external secure storage shed with light, which is located in a gated and locked alleyway at the end of house number 9.

Lounge/Kitchen/Dining Room

29'5 12'1 (8.97m x 3.68m)

Lounge/Dining Area

Double glazed door to front, double glazed window to front laminate flooring, radiator, spotlights, cupboard housing electric meter and consumer unit, under stairs storage cupboard.

Kitchen Area

Single drainer stainless steel sink unit with range of wall and base cupboards. Built in oven, hob, extractor, integrated washing machine, integrated fridge freezer, radiator, laminate flooring, double glazed window to front, cupboard housing gas boiler.

Shower Room

9'10 x 5'10 (3.00m x 1.78m)

Suite comprising shower cubicle, WC, wash hand basin, heated towel rail, spotlights, extractor.

First Floor Landing

Wall mounted thermostat control, two very useful storage cupboards, door to garden/terrace.

Bedroom 1

15'5 x 9'11 (4.70m x 3.02m)

Double glazed window to front, fitted wardrobe, radiator.

Bedroom 2

10'1 x 9'6 (3.07m x 2.90m)

Two double glazed windows to front, fitted wardrobe, radiator.

Shower Room

7'10 x 7'2 (2.39m x 2.18m)

Shower cubicle, wash hand basin, WC, part tiled walls, heated towel rail, tiled flooring, part tiled walls, spotlights, extractor.

Garden/Terrace

14'8 x 12'2 (4.47m x 3.71m)

Enclosed garden with fenced boundaries, decking and artificial grass area.

Allocated Parking

Secure and gated area leading to allocated parking space.

Additional Information

Tenure: Share of freehold

Length of Lease - 999 years from 01/01/2015 - (990 years remaining approximately)

Maintenance Charge - £605.16pa - Upkeep and cleaning of common parts, such as the Undercroft Parking area, dustbin area, etc.

Ground Rent - N/A

Solar Panel - There is a solar panel to the roof of the building which provides some energy to the house and qualifies for a FIT. The current owner did apply when they purchased the house off plan in 2014 but did not follow through fully with the administration.

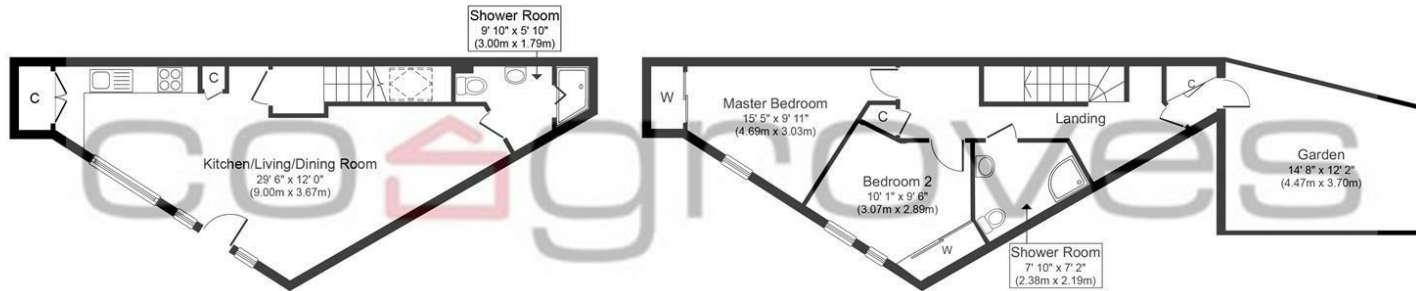
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All interested parties must verify

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.

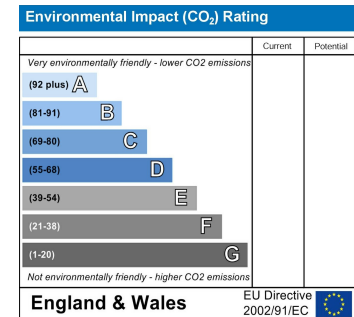
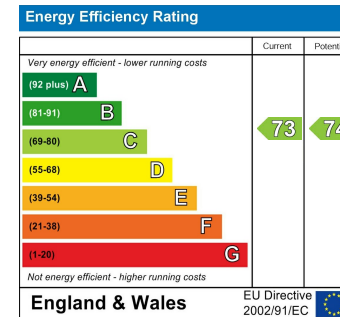
Reference to appliances and/or services does not imply they have been tested.





Ground Floor
Approximate Floor Area
404 sq. ft.
(37.6 sq. m.)

First Floor
Approximate Floor Area
404 sq. ft.
(37.6 sq. 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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