



**Flat 6 Nirvana Mansions, 14 Eastern Villas Road
Southsea, PO4 0SU**

Asking Price £270,000

co **groves**

Sales, Rentals and Block Management

Flat 6 Nirvana Mansions, 14 Eastern Villas Road, Southsea, PO4 0SU

We are delighted to bring to the market this 2 bedroom first floor apartment located very close to seafront. The property has recently undergone a refurbishment programme including updated fitted kitchen and bathroom, new boiler, rewired and new floor coverings. The accommodation comprises 2 double bedrooms, double aspect lounge, fitted kitchen, bathroom, utility area. The property is fitted with double glazing, gas central heating, communal gardens, bike storage/shelter, share of freehold and offered with no chain. Situated in this popular road just off seafront, close to Canoe Lake, Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops and bus routes.

Communal Front Door:

Stairs to first floor, front door to:

attachment, wash hand basin, WC, heated towel rail, part tiled walls, tiled flooring, extractor, double glazed window.

Entrance Hall

Laminate flooring, radiator, picture rail, coved ceiling.

Communal Gardens

Good size communal garden.

Lounge

16'3 x 11'8 (4.95m x 3.56m)

Double aspect room with two double glazed windows, two radiators, picture rail, feature fireplace, fitted carpet.

Bike Shelter

Plenty of space for bikes.

Additional Informaiton

Tenure - Share of freehold

Length of Lease - 999 years from 01/01/2021 - 996 years remaining

Service Charge - £1556.88pa

approximately

Ground Rent - N/A

Kitchen

8' x 8'9 (2.44m x 2.67m)

Stainless steel sink unit with range of kitchen cupboards with work surfaces over, oven, hob, integrated fridge/freezer, double glazed window, part tiled walls, cupboard housing Vaillant gas boiler.

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.

Bedroom 1

16'3 x 11'8 (4.95m x 3.56m)

Double glazed window, radiator, feature fireplace, picture rail, fitted carpet.

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.

Bedroom 2

13'5 x 8'2 (4.09m x 2.49m)

Double glazed window, radiator, fitted carpet.

Utility Area

7'1 x 2'5 (2.16m x 0.74m)

Plumbing for washing machine, tiled flooring, double doors to:

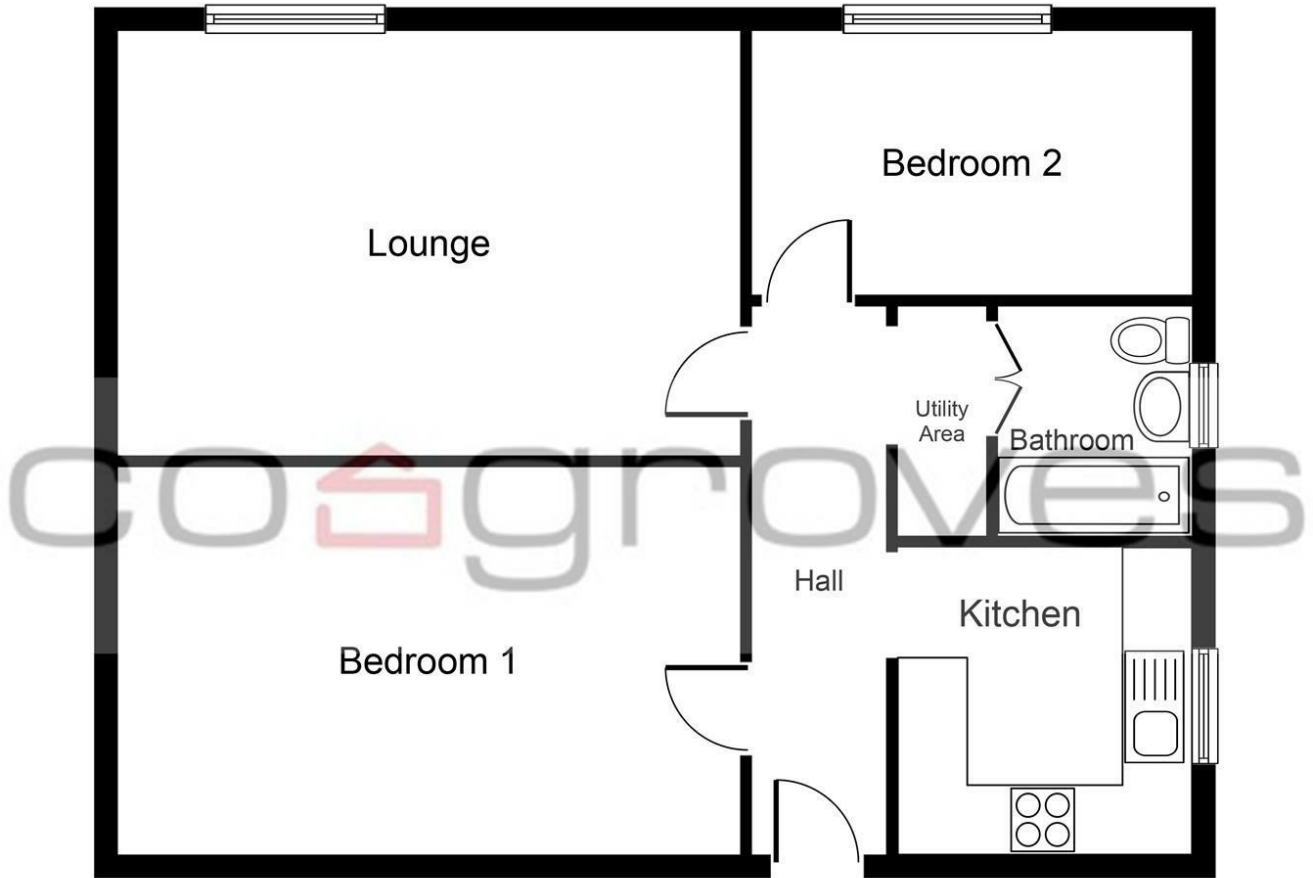
Reference to appliances and/or services does not imply they have been tested.

Bathroom

7'1 x 5'8 (2.16m x 1.73m)

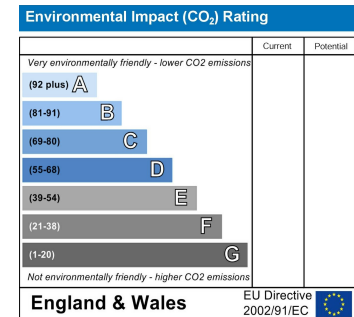
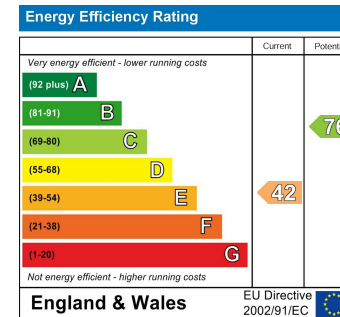
Refitted suite comprising bath with shower over, additional shower





Nirvana Mansions, Eastern Villas Road, Southsea, PO4 0SU

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.
 Copyright V360 Ltd 2024 | www.houseviz.com



cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
 Southsea
 Hampshire
 PO5 3LS

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

