



**19 Priory View Victoria Road North
Southsea, PO5 1AN**

Asking Price £165,000

cogroves

Sales, Rentals and Block Management

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We are pleased to bring to the market this immaculately presented 1 bedroom ground floor apartment with own private entrance, allocated parking and southerly garden/terrace. The accommodation comprises a double bedroom, white bathroom suite, lounge/dining room and recently fitted kitchen with range of appliances. The property is fitted with double glazing and gas central heating. Situated in this convenient location close to amenities, shops, bus routes and trains stations.

Entrance Hall

Double glazed front door, Laminate flooring, security entry phone, spotlights, radiator, wall mounted thermostat control, storage cupboard housing electric meter.

Lounge/Dining Room

17' x 10'7 (5.18m x 3.23m)
Double glazed sliding patio doors leading to garden, laminate flooring, radiator.

Kitchen

10'1 x 8'6 narrowing to 6'5 (3.07m x 2.59m narrowing to 1.96m)
The kitchen was replaced in October 2023 and comprises a single drainer sink unit with range of wall and base cupboards. The appliances include an oven, hob, extractor, microwave, washer/dryer, dishwasher, fridge freezer. Double glazed window to front, radiator, vinyl flooring, cupboard housing Glow Worm gas boiler.

Bedroom

17' x 8'3 (5.18m x 2.51m)
Double glazed window to rear, radiator, vinyl flooring.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)
White suite comprising bath with shower over, shower screen, WC, wash hand basin with cupboards below, tiled flooring, part tiled walls, double glazed window to front, extractor, radiator.

Garden/Terrace

18'6 x 6'3 (5.64m x 1.91m)
Southerly facing garden terrace which is paved.

Additional Informaiton

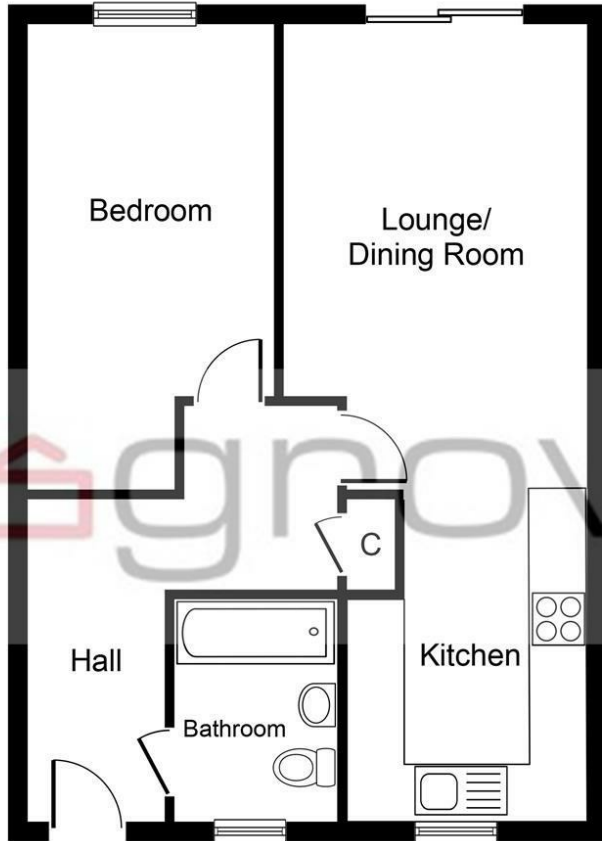
Tenure - Leasehold
Length of lease - 125 years from 1st January 2009 (110 years remaining approximately)
Service Charges - £169.44 pm. Total of £2033.28 pa (Includes buildings insurance)
Ground Rent - £250 pa

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.

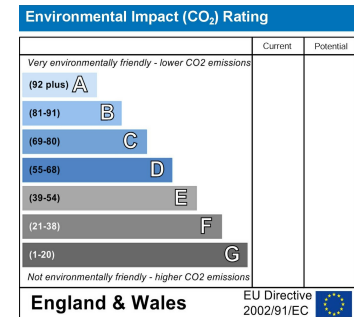
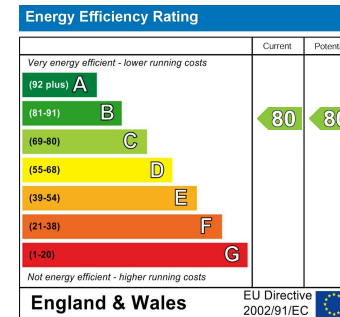




Ground Floor
Priory View, Victoria Road North, Southsea, PO5 1AN

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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