



**7 Horatio Court, 18 Nelson Road  
Southsea, PO5 2AS**

**Offers Over £200,000**

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Sales, Rentals and Block Management

## 7 Horatio Court, 18 Nelson Road, Southsea, PO5 2AS

GUIDE PRICE £200,000-£210,000. 2 BEDROOM TOP FLOOR APARTMENT WITH SHARE OF FREEHOLD, ALLOCTAED PARKING AND LOCATED IN CENTRAL SOUTHSEA. We are pleased to offer for sale this 2 bedroom top floor apartment located just a short walk from Southsea seafront, Palmerston Road Shopping Precinct, bars, restaurants, cafes, shops, bus routes and Albert Road. The accommodation comprises 2 bedrooms, lounge/dining room, fitted kitchen with appliances, attractive bathroom and plenty of internal and external storage space/cupboards. Offered with no chain.

### Entrance Hall

Security entry system giving access to the communal hall, stairs to top floor.

### Storage Cupboard

5'2 x 3'8 (1.57m x 1.12m)

### Flat front door to:

### Entrance Hall

Wall mounted security entry phone, storage cupboard, additional storage cupboard housing Vaillant gas boiler.

### Lounge/Dining Room/Kitchen

22'2 max x 13'1 max (6.76m max x 3.99m max)

### Lounge/Dining Room

Double glazed window to front, skylight window to side, radiator, storage cupboards, spotlights

### Kitchen

One and a half bowl stainless steel sink unit with wall and base cupboards with work surfaces over. Built in oven, hob, extractor, integrated washing machine, freestanding fridge and freezer. Laminate flooring, spotlights, skylight window to side.

### Bedroom 1

11'4 x 8'3 (3.45m x 2.51m)

Double glazed window to side, radiator.

### Bedroom 2

9'7 x 8'6 (2.92m x 2.59m)

Double glazed window to side, radiator.

### Bathroom

9'2 x 5'2 (2.79m x 1.57m)

White suite comprising bath with shower attachment, wash hand basin, WC, part tiled walls, heated towel rail, vinyl flooring, extractor.

### Bike Store/Storage Shed

Useful bike store/storage shed located on the ground floor adjacent to the communal entrance.

### Allocated Parking

Allocated parking bay located to the front of the development.

### Additional Informaiton

Tenure - Share of freehold

Length of Lease - 125 years from 18/05/2007 - 108 Years remaining approximately

Service Charge - £2234.74pa - Includes buildings insurance

Ground Rent - N/A

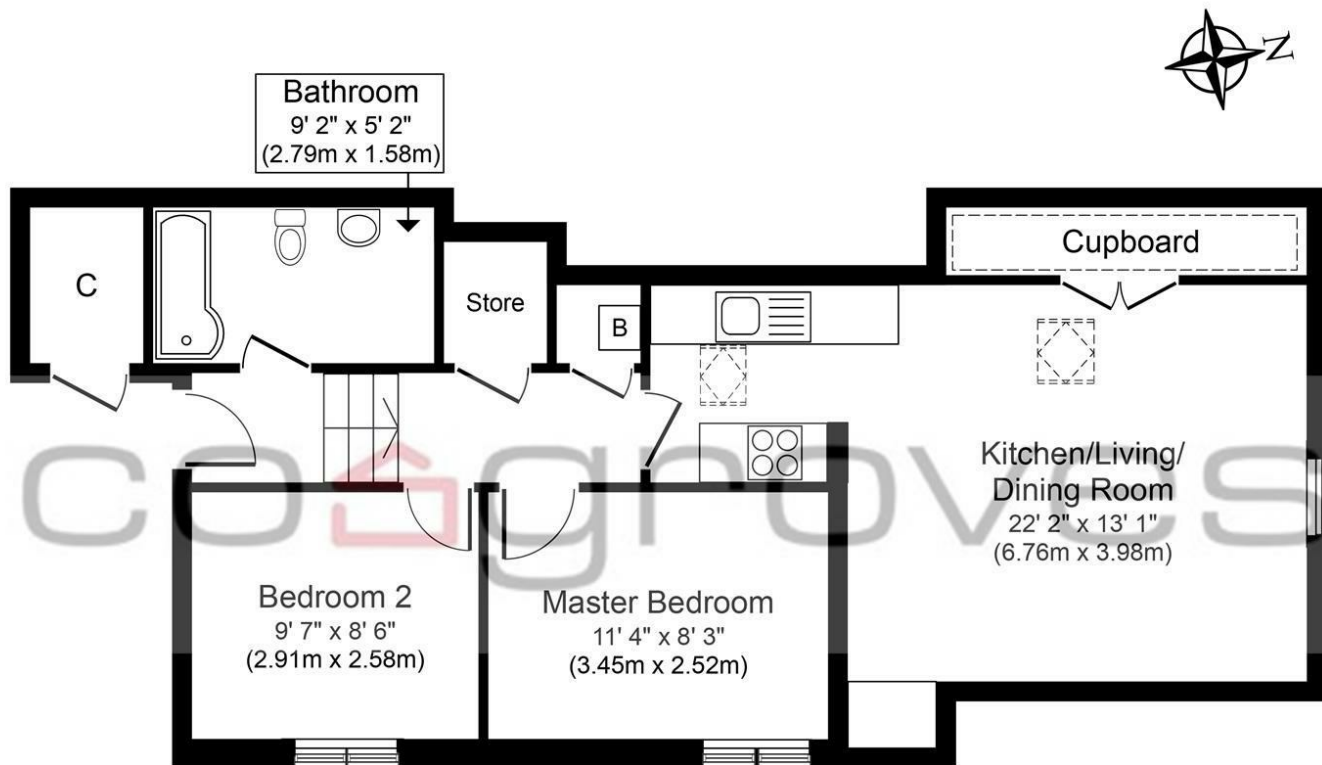
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





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

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

**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
 Southsea  
 Hampshire  
 PO5 3LS

**Tel:** 02392 827827  
**Email:** [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)

