



**117A St. Andrews Road**  
**Southsea, PO5 1ES**  
**Asking Price £160,000**

**co****groves**  
Sales, Rentals and Block Management



## 117A St. Andrews Road, Southsea, PO5 1ES

1 BEDROOM GARDEN FLAT WITH SIDE PEDESTRIAN ACCESS & SHARE OF FREEHOLD. We are pleased to bring to the market this well presented 1 bedroom garden flat. The accommodation comprises a double bedroom, lounge with bay window, fitted kitchen and attractive bathroom suite. Other benefits include a share of freehold, annual maintenance charges of £720, double glazing, gas central heating and no forward chain. Located in this convenient area just a short walk from Albert Road & Elm Grove, which offer an array of shops, supermarkets, bars, restaurants, cafes and bus routes. Palmerston Road, Southsea Seafront and Fratton Train Station are also within walking distance.

### Entrance Hall

Double glazed front door, fitted carpet, coved and textured ceiling, radiator, meter cupboard.

### Lounge

15'2 into bay x 10'9 (4.62m into bay x 3.28m)

Double glazed bay window to front, fitted carpet, coved and textured ceiling, radiator.

### Kitchen

13' x 9'5 (3.96m x 2.87m)

Fitted kitchen comprising a single drainer stainless steel sink unit with a range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, plumbing for washing machine, space for fridge freezer, vinyl flooring, space for table and chairs, wall mounted Vaillant boiler, double glazed window to side and double glazed door to garden.

### Bedroom

11'1 x 10'3 (3.38m x 3.12m)

Double glazed window to rear, fitted carpet, coved and textured ceiling, radiator.

### Bathroom

5'9 x 6'2 (1.75m x 1.88m)

White suite comprising bath with shower attachment, wash hand basin, WC, part tiled walls, extractor, coved and textured ceiling, vinyl flooring, radiator.

### Garden

Enclosed courtyard rear garden with walled and fenced boundaries, gate to side allowing side pedestrian access.

### Additional Information

Tenure - Share of freehold

Length of Lease - 999 years from 29th June 2016 (991 years remaining approximately)

Service Charge - £720pa (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.

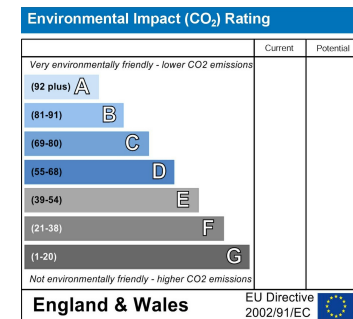
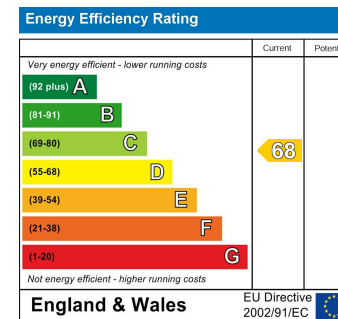




Ground Floor

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49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

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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