



42A Lennox Road North  
Southsea, PO5 2LR

**Asking Price £230,000**

**co**groves

Sales, Rentals and Block Management

## 42A Lennox Road North, Southsea, PO5 2LR

2 BEDROOM APARTMENT IN CENTRAL SOUTHSEA WITH ALLOCATED PARKING. We are pleased to bring to the market this 2 bedroom apartment with own private entrance. The accommodation comprises 2 bedrooms, large open plan lounge/kitchen with appliances, modern bathroom and good size entrance hall. Located in the heart of Central Southsea and just a short walk to seafront, Palmerston Road, Waitrose, bars, restaurants, cafes, coffee shops and bus routes. Other benefits include double glazing, no chain, remaining lease term of 107 years and annual service charges of £1100pa.

### Entrance Hall

Own private entrance with double glazed door to side, laminate flooring, radiator, meter cupboard housing hot water tank.

buildings insurance)  
Ground Rent - £200pa

### Lounge/Kitchen

17'9 into bay x 17'8 (5.41m into bay x 5.38m)

Double glazed bay window to front, laminate flooring, radiator, good size storage cupboard. Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, dishwasher, washing machine and fridge/freezer.

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

11'4 x 8' (3.45m x 2.44m)

Double glazed window to side, radiator.

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

11'4 x 7'2 (3.45m x 2.18m)

Double glazed window to side, radiator.

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

### Bathroom

7'6 x 6'7 (2.29m x 2.01m)

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

### Allocated Parking

Allocated parking bay to front of property.

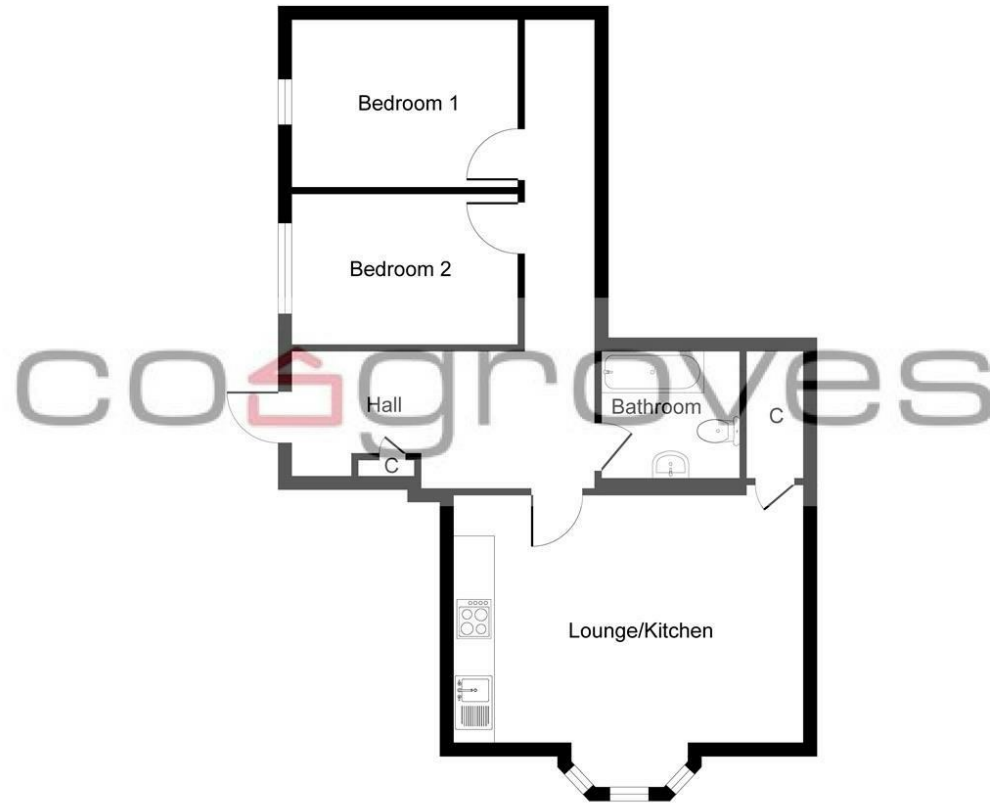
### Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/01/2006 - (107 years remaining approximately)

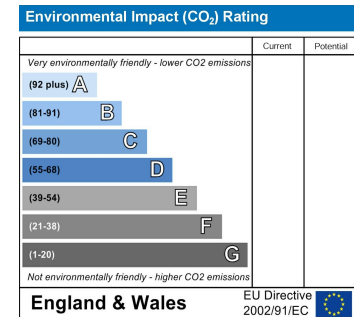
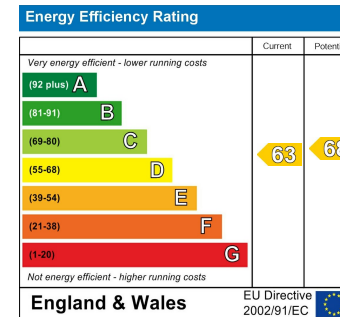
Service Charge - £1100pa (Includes





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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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