



Flat 6, 30 Merton Road  
Southsea, PO5 2AQ

Asking Price £200,000

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Sales, Rentals and Block Management

## Flat 6, 30 Merton Road, Southsea, PO5 2AQ

BEAUTIFULLY PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT WITHIN THIS DETACHED BUILDING, WHICH OFFERS ALLOCATED PARKING & REMAINING LEASE TERM OF 106 YEARS. We are pleased to offer for sale the immaculately presented 2 bedroom apartment, modern bathroom, good size open plan lounge/kitchen with appliances, large bay windows, double glazed, gas central heating and private bike store. Located in the heart of Central Southsea close to Albert Road & Palmerston Road which offers an array of bars, restaurants, cafes, coffee shops, supermarkets, Waitrose, bus routes and within walking distance of seafront.

### Communal Entrance

Communal front door with security intercom giving access to communal hall, stairs to first floor. Flat front door to:

### Entrance Hall

Fitted carpet, wall mounted security entry phone, radiator, meter cupboard.

### Lounge/Kitchen

20'2 into bay max x 14'4 (6.15m into bay max x 4.37m)

### Lounge Area

13'9 into bay x 14'4 (4.19m into bay x 4.37m)

Bay window to front with double glazed sash windows, laminate flooring, radiator.

### Kitchen Area

6'3 x 8'3 (1.91m x 2.51m)

Single drainer stainless steel sink unit with wall and base cupboards with work surfaces over, built in oven, hob, extractor, integrated fridge/freezer, plumbing for washing machine, part tiled walls, laminate flooring, double glazed window to side, cupboard housing Ideal gas boiler which was installed in 2020 and came with a 5 year warranty.

### Bedroom 1

12'3 into bay x 14'5 (3.73m into bay x 4.39m)

Bay window to front with double glazed sash windows. fitted carpet, radiator.

### Bedroom 2

6'9 x 10'1 (2.06m x 3.07m)

Double glazed window to side, fitted carpet, radiator.

### Bathroom

5'10 x 5'4 (1.78m x 1.63m)

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

### Parking

Allocated parking bay to the front of the development.

### Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st September 2005 (106 years remaining approximately)

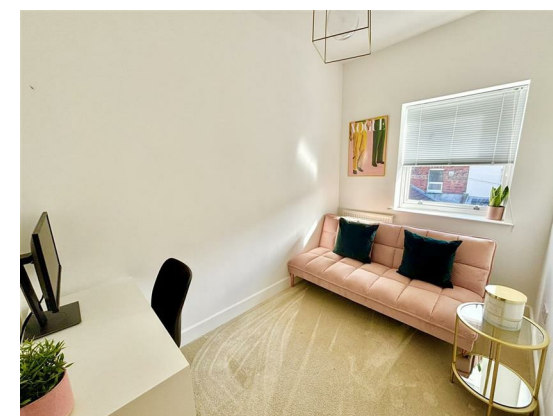
Service Charge - £2140.70pa (Includes buildings insurance)

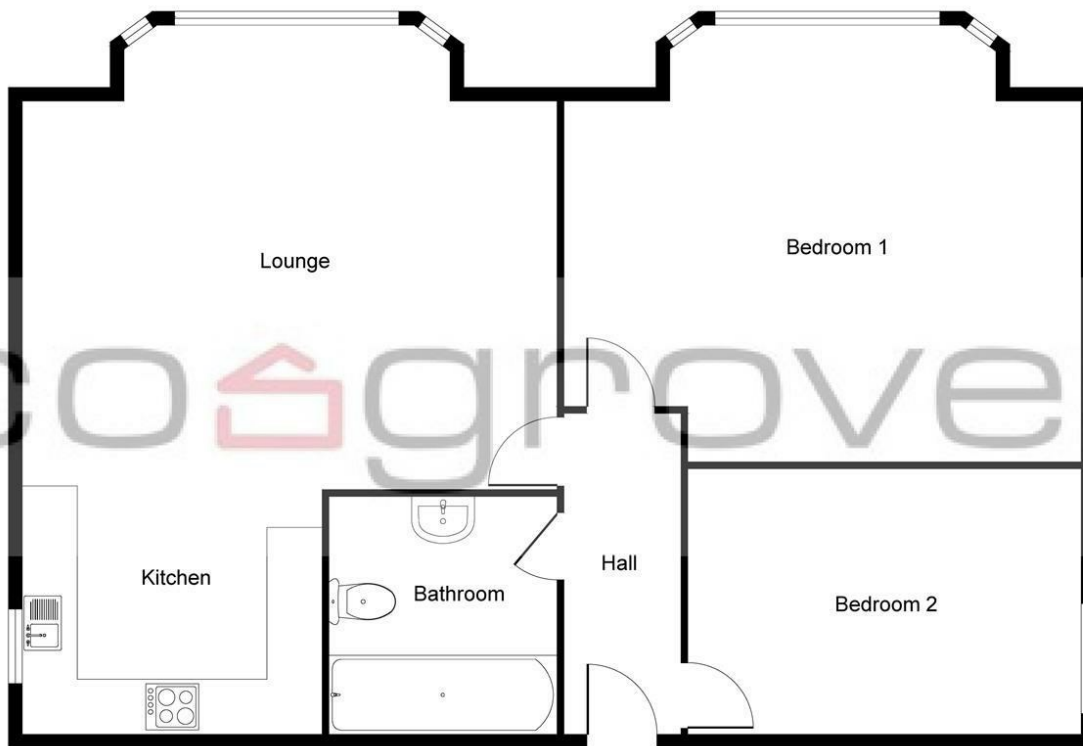
Ground Rent - £200pa

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.

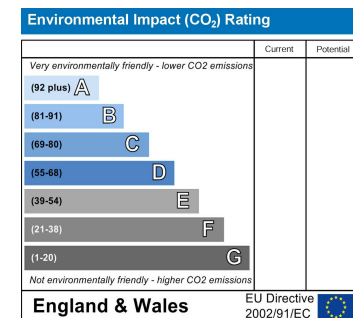
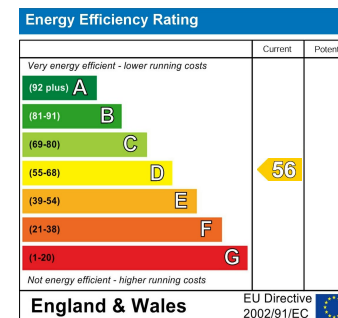
Reference to appliances and/or services does not imply they have been tested.





Merton Road, Southsea, PO5 2AQ

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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