



**10 Garden View Apartments St. Vincent Road
Southsea, PO5 2FE**

Asking Price £235,000

co^ogroves

Sales, Rentals and Block Management

10 Garden View Apartments St. Vincent Road, Southsea, PO5 2FE

2 BEDROOM GROUND FLOOR APARTMENT IN CENTRAL SOUTHSEA WITH SECURE & ALLOCATED UNDERGROUND PARKING. The accommodation Comprises 2 bedrooms, open plan lounge/kitchen with appliances, bathroom. Other benefits include communal garden, secure/gated underground parking, bike/storage shed, no chain and a remaining lease term of 108 years. Located in this convenient area which is just a short walk to the seafront, Palmerston Road, Albert Road, bars, restaurants, cafes, supermarkets and bus routes. Call now to arrange your accompanied viewing.

Communal Entrance

Security entry system leading to communal hall. Flat front door to:

Parking

Gated and secure underground parking space.

Entrance Hall

Security entry phone, spotlights, storage cupboard housing hot water tank, electric meter and consumer unit.

Bike Store/Shed

6'7 x 3'7 (2.01m x 1.09m)
Lock up storage shed.

Additional Information

Tenure - Leasehold
Length of Lease - 125 Years from 2008 - 108 years remaining
Service Charge - £1850pa
Ground Rent - £300pa

Lounge/Kitchen

27'3 x 10'2 (8.31m x 3.10m)

Lounge Area

17'3 x 10'2 (5.26m x 3.10m)
Double glazed window to front, spotlights, 2 radiators.

Kitchen Area

9'8 x 7'9 (2.95m x 2.36m)
The fitted appliances include an oven, hob, extractor, washing machine, fridge, freezer and dishwasher. Part tiled walls, spotlights, double glazed window to rear.

Bedroom 1

13' x 9'1 (3.96m x 2.77m)
Double glazed window to front, radiator.

Bedroom 2

8'7 x 7'8 (2.62m x 2.34m)
Double glazed window to rear, radiator.

Bathroom

8'6 x 6' (2.59m x 1.83m)
White suite comprising bath, wash hand basin with cupboard below, WC, part tiled walls, tiled flooring, heated towel rail, double glazed window to rear.

Communal Garden

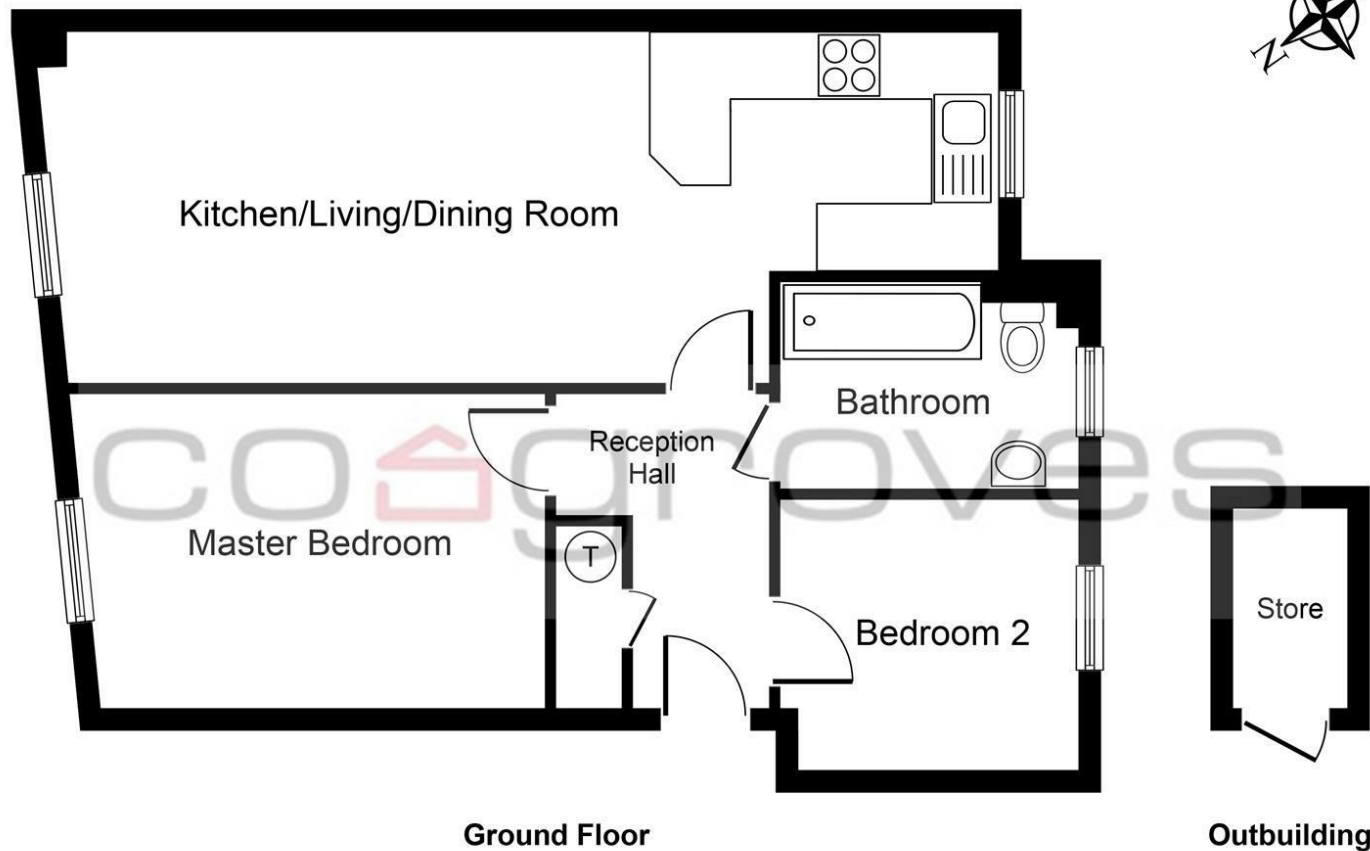
Courtyard communal garden to the rear.

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.





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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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