



**6 Strawberry Gardens 16 Victoria Road North  
Southsea, Hampshire PO5 1PN**

**Asking Price £200,000**

**co<sup>o</sup>groves**

Sales, Rentals and Block Management



## 6 Strawberry Gardens 16 Victoria Road North, Southsea, Hampshire PO5 1PN

ALLOCATED PARKING AND NO CHAIN. Attractive 2 bedroom 2nd floor apartment with allocated parking and 103 years remaining on the lease. The property is well presented and can be offered with no chain or with the current tenants in situ who are currently paying £1050pcm. The accommodation comprises 2 double bedrooms, good size lounge, fitted kitchen with range of appliances, white bathroom suite. Located in this convenient part of Southsea which is close to local shops, bus routes, bars, restaurants, trains stations, Southsea Seafront and Southsea Common.

### Communal Entrance

Security entry system leading to communal hall. Stairs to 2nd floor.

### Flat Front Door

### Entrance Hall

Cupboard housing consumer unit and additional storage cupboard with shelving.

### Lounge

12'8 into bay x 16'5 (3.86m into bay x 5.00m)

Bright and airy room with double glazed bay window to front, radiator.

### Kitchen

7'3 x 11'4 (2.21m x 3.45m)

One and a half bowl stainless steel sink unit with a range of wall and base cupboards with work surfaces over. Fitted oven, hob, extractor, washing machine and fridge/freezer. Part tiled walls, tiled flooring, Worcester Boiler, double glazed window to side.

### Bedroom 1

11'2 x 9'9 (3.40m x 2.97m)

Double glazed windows to rear, range of fitted wardrobes, radiator.

### Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

Double glazed window to rear, radiator.

### Bathroom

9'6 x 5'3 (2.90m x 1.60m)

White suite comprising bath with shower attachment, WC wash hand basin,

double glazed window to side, heated towel rail, tiled walls, tiled flooring, spotlights, extractor.

### Allocated Parking

Parking bay 6 to the rear of the development.

### Additional Information

Length of Lease - 125 years from 1st January 2003 (103 years remaining)

Service Charge - £ 1,851.88pa - for 01.01.25 to 31.12.25 (Includes buildings insurance)

Ground Rent - £150pa

Tenure: Leasehold

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.





## Strawberry Gardens, 16 Victoria Road North, Southsea, PO5 1PN

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

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