



Flat 6, 16 Ashburton Road
Southsea, PO5 3JT

Asking Price £84,950

co**groves**

Sales, Rentals and Block Management

Flat 6, 16 Ashburton Road, Southsea, PO5 3JT

STUDIO APARTMENT WITH SHARE OF FREEHOLD. We are pleased to offer for sale this recently decorated 1st floor studio apartment which has new floor coverings and is being offered with no chain. Located in the heart of Central Southsea, just a few minutes walk to the seafront, Palmerston Road Shopping Precinct, cafes, bars, restaurants and bus routes.

Communal Entrance

Security entry system and door leading to communal hall, stairs to first floor.

Flat Front Door To:

Lounge/Bedroom

18'6 into bay x 14'4 (5.64m into bay x 4.37m)

Double glazed bay window to front, newly fitted carpet, picture rail, security entry phone.

Kitchen

9'1 x 5' (2.77m x 1.52m)

Double glazed window to front, window to side, single drainer stainless steel sink unit with range of wall and base cupboards, electric cooker, space for fridge, part tiled walls, newly laid vinyl flooring.

Shower Room

5'8 x 5' (1.73m x 1.52m)

Shower, WC, wash hand basin, part tiled walls, window to side, newly laid vinyl flooring, cupboard housing hot water tank.

Additional Information

Length of Lease - 999 years from 01/01/2005 - 979 Years remaining approximately.

Service Charge - £1515.76pa

Ground Rent - N/A

Tenure: Share of freehold

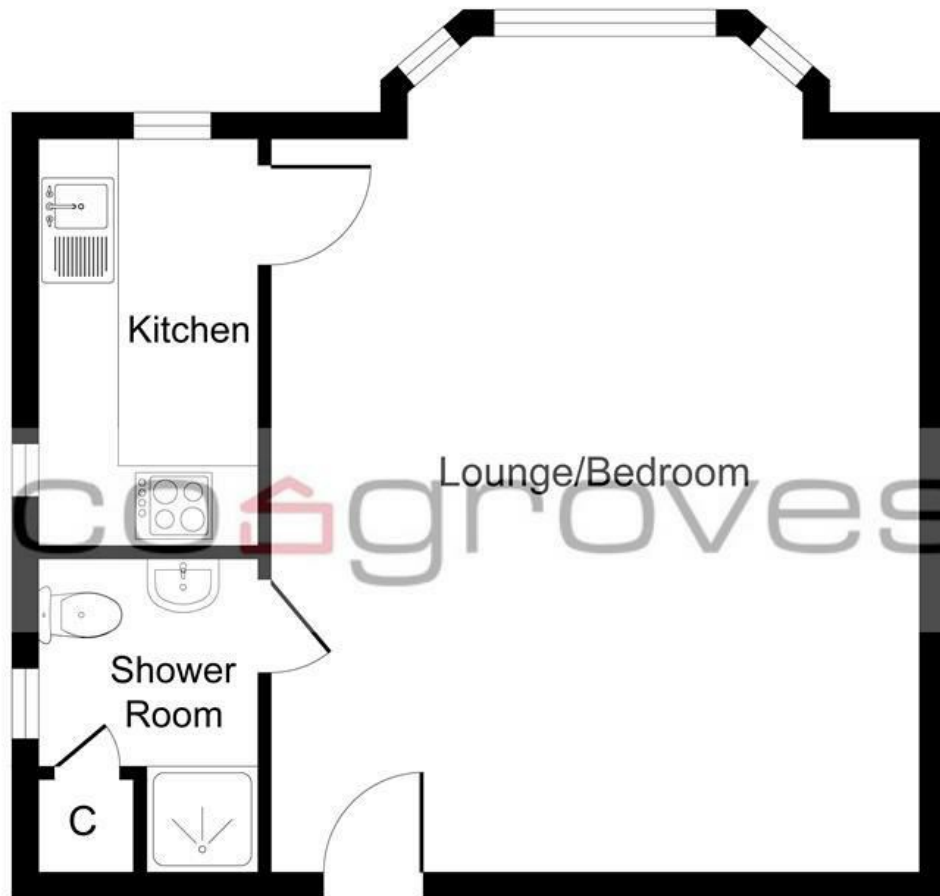
The information provided about this property does not constitute or form part of an offer or contract, nor may it be

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.





First Floor Studio

Ashburton Road, Southsea, PO5 3JT

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	

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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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