



Somers Road, Southsea PO5 4PY



welcome to

Somers Road, Southsea

We welcome to the market this two bedroom ground floor apartment with private garden. Close to local amenities, this is a must see!



Fox & Sons welcome to the market this two bedroom apartment with a private garden, and a ground floor aspect, this charming flat is situated in a prime and central location, only a matter of minutes to the university and the busy Elm Grove boasting plenty of local amenities, this is a real rarity. Both the kitchen and bathroom are fitted, the property has two double bedrooms and the cosy lounge diner at the front of the property. This is a great apart for a first time buyer. Call us today to book your viewing!

Entrance Hall

Lounge

12' 7" x 9' 11" (3.84m x 3.02m)

Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)

Hallway

Bedroom One

Bedroom Two

12' x 5' 2" (3.66m x 1.57m)

Bathroom

Rear Garden



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welcome to

Somers Road, Southsea

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- MODERN THROUGHOUT
- PERFECT FOR A FIRST TIME BUYER

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 852.47

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SOS105797 - 0023

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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