



**Victoria Road North, Southsea PO5 1AW**

**Not for marketing purposes INTERNAL USE ONLY**

**welcome to**

## **Victoria Road North, Southsea**

- BRAND NEW CONVERSION
- QUALITY ENGINEERED KITCHENS
- SECURE ENTRY PHONE SYSTEM
- MODERN SHOWER ROOM
- READY TO MOVE IN NOW

Tenure: Leasehold EPC Rating: D

offers in excess of

**£120,000**

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



**Property Ref:**

SOS104617 - 0002

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.

**Communal Front Door  
Communal Hall  
Private Front Door  
Open Plan Kitchen Area  
Shower Room  
Bedroom 1**

11' x 6' 9" ( 3.35m x 2.06m )



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**023 9229 3100**



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