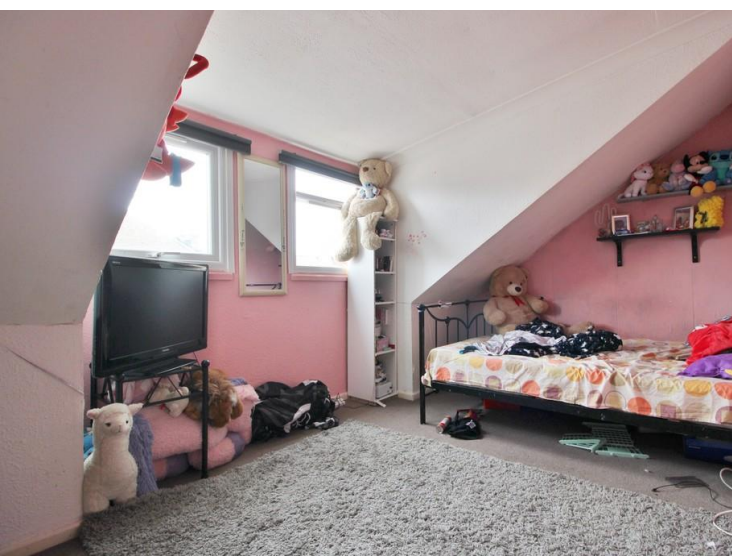


93A LAWRENCE ROAD,  
SOUTHSEA, HAMPSHIRE,  
PO5 1NX



**£169,995** Share of Freehold

THREE BEDROOM APARTMENT WITH NO FORWARD CHAIN! This split-level apartment can be found in the heart of Southsea and is offered to the market with no forward chain. Lawrence Road is ideally positioned with Fratton Train Station, Central Southsea and the hub of Albert Road all within walking distance. Arranged over two principal floors, the accommodation briefly comprises; entrance hall, fitted kitchen and bathroom, bedroom one and lounge on the first floor with two additional bedrooms on the second floor. A share of the freehold, double glazing and gas central heating are the other benefits for this property. We feel this would make a brilliant first time buyer or investment purchase, so book your viewing at your earliest possible opportunity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

## COMMUNAL ENTRANCE

Door to:-

## ENTRANCE

Stairs to first floor landing.

## LANDING

Doors to all rooms, stairs to second floor landing, carpet throughout.

## KITCHEN

7' 8" x 7' 5" (2.35m x 2.27m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for under counter fridge and freezer, electric hob, electric oven, double glazed window to side elevation, door to:-

## BATHROOM

6' 4" x 7' 5" (1.94m x 2.28m)

Fitted bathroom suite comprising panel enclosed bath with shower attachment, low level WC, hand basin, double glazed window to side elevation, tiled to principal areas.

## BEDROOM ONE

11' 4" x 8' 6" (3.47m x 2.61m)

Double glazed window to rear elevation, carpet throughout, radiator.

## LOUNGE

11' 6" x 14' 0" (3.52m x 4.28m)

Double glazed windows to front elevation, carpet throughout, radiator.

## SECOND FLOOR LANDING

Doors to both bedrooms.

## BEDROOM THREE

11' 6" x 8' 6" (3.52m x 2.61m)

Double glazed window to rear elevation, carpet throughout, radiator.

## BEDROOM TWO

9' 5" x 13' 10" (2.89m x 4.24m)

Double glazed window to front elevation, carpet throughout, radiator.

## AGENTS NOTE:

## COUNCIL TAX

Band B.





# LEASE INFORMATION:



As of 20/09/2023, the vendor has informed us that the lease details are as follows:-

**Tenure:** Share of Freehold

**Landlord/Managing Agent:** TBC

**Balance of Lease:** 109 years remaining

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** £1200 per annum

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** £521.50 per annum

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH