

Flat 4, 12 Waverley Road
Southsea, PO5 2PF
Asking Price £167,500

cogroves
Sales, Rentals and Block Management

Flat 4, 12 Waverley Road, Southsea, PO5 2PF

2 BEDROOM SPLIT LEVEL APARTMENT LOCATED WITHIN A SHORT WALK OF SEAFRONT, PALMERSTON ROAD & ALBERT ROAD, ALL OF WHICH OFFER A RANGE OF SHOPS, BARS, RESTAURANTS, CAFES AND BUS ROUTES. The accommodation is split over the top two floors of this building which comprises 2 double bedrooms, lounge/dining room with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Fitted kitchen with appliances, fitted bathroom. Bedroom 1 with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Other benefits include double glazing, gas central heating, share of freehold and can be offered with vacant possession or with tenants in situ who are currently paying £1100pcm.

Communal Entrance
Security intercom providing access to communal hall with stairs to first floor. Flat front door to:

Entrance Lobby
Stairs to second floor, double glazed window to rear, radiator, wall mounted electric consumer unit, wall mounted security entry phone.

Lounge/Dining Room
14'8 x 10'9 (4.47m x 3.28m)
Two double glazed windows to front with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Radiator, door to:

Kitchen
8'10 x 6'8 (2.69m x 2.03m)
Single drainer stainless steel sink unit with wall and base cupboards with work surfaces over, built in oven, hob, extractor, washing machine, fridge, freezer, part tiled walls, tiled flooring, spotlights, double glazed window to front, wall mounted Ideal Logic gas boiler.

Bedroom 2
10'7 x 11'10 max (3.23m x 3.61m max)
Double glazed window to rear, radiator.

Bathroom
6'7 x 5'3 (2.01m x 1.60m)
White suite comprising bath with shower over, wash hand basin, WC, part tiled walls, tiled flooring, radiator, spotlights, extractor.

Top Floor Landing
Door to:

Bedroom 1
22' 2 max x 16' (6.71m 0.61m max x 4.88m)
Skylight windows to front and rear with views over Portsmouth skyline towards Spinnaker Tower and Lipstick building. Laminate flooring, radiator, spotlights, door to:

Walk in Wardrobe
9'1 x 4'8 (2.77m x 1.42m)
Hanging rail and general storage space.

Additional Information
Tenure - Share of freehold
Length of Lease - 125 years from 01/01/2002 - 101Years remaining
Service Charge - £2496pa - Includes buildings insurance
Ground Rent - N/A
Council Tax Band - C

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.









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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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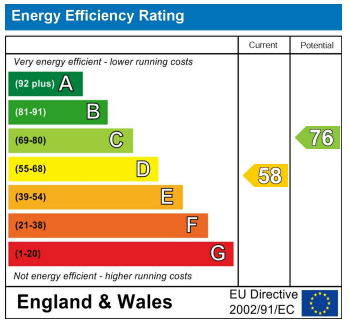

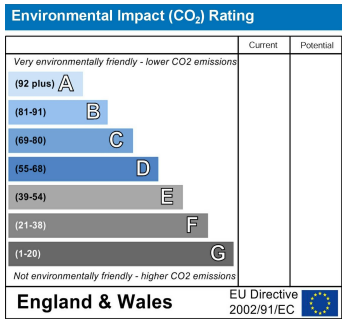

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