



**Price**

**£215,000**

**Leasehold**

2x 1x 1x

**Minerva Court,  
Parkstone Avenue,  
Southsea, Hampshire,  
PO4**

**cubitt & west**  
Helping you move forwards



## Main features

- **No forward chain**
- **Allocated parking**
- **Secure intercom access**
- **Fully refurbished and modern decor**
- **Ideally located near to Canoe Lake and seafront**

## Accommodation

### FIRST FLOOR

#### Entrance Hallway

Lounge: 20'5 x 9'9 (6.23m x 2.97m)

Kitchen: 9'8 x 7'8 (2.95m x 2.34m)

Bedroom 1: 13'0 x 9'6 (3.97m x 2.90m)

Bedroom 2: 9'7 x 9'5 (2.92m x 2.87m)

#### Bathroom

### OUTSIDE

Allocated Parking Space

## First Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale