



**Flat 46, Brandon Court, Lawrence Road
Southsea, PO5 1PF**

Offers Over £210,000

co **groves**

Sales, Rentals and Block Management

Flat 46, Brandon Court, Lawrence Road, Southsea, PO5 1PF

GUIDE PRICE £210,000-£220,000. 2 BEDROOM APARTMENT SPLIT OVER THE TWO FLOORS OF THE BUILDING WITH ALLOCATED PARKING, VISITOR PARKING AND BEING SOLD WITH A SHARE OF FREEHOLD. Conveniently positioned to the rear of the development away from the busy and vibrant Albert Road. The accommodation comprises 2 double bedrooms, attractive shower room, entrance hall, inner hall with spiral staircase to top floor leading to an impressive lounge/kitchen/dining room with range of appliances and high ceiling with panelling. Other benefits include communal bike store and offered with no chain. Benefits of this location include bars, restaurants, cafes, shops, supermarkets, bus routes, Kings Theatre, Southsea Seafront & Fratton train station.

Communal Entrance

Security intercom providing access to communal hall. Stairs to second floor, flat front door to:

Entrance Hall

Brand new fitted carpet, wall mounted security entry phone.

Bedroom 1

11'9 x 8'3 (3.58m x 2.51m)

Double glazed sash window to rear with shutters, electric radiator, built in wardrobe with hanging rail and shelving, fitted carpet.

Bedroom 2

11'9 x 7'8 (3.58m x 2.34m)

Double glazed sash window to rear with shutters, electric radiator, cupboard housing hot water tank, fitted carpet.

Shower Room

7'2 x 5'8 (2.18m x 1.73m)

Attractive modern suite comprising walk in shower with rainfall shower and additional attachment, wash hand basin with cupboards below, WC, part tiled walls, tiled flooring, extractor, electric ladder radiator.

Inner Hall

Brand new carpet, electric night storage heater, spiral staircase leading to top floor.

Lounge/Kitchen/Dining Room

19'6 x 16'7 (5.94m x 5.05m)

Impressive room with high ceiling with panelling, two double glazed sash

windows to rear, laminate flooring, door to communal landing. The kitchen area comprises one and a half bowl sink unit with range of wall and base cupboards with work surface over. Built in oven, hob, extractor, dishwasher, integrated fridge/freezer, plumbing for washing machine, part tiled walls.

Allocated Parking

Allocated parking space.

Additional Information

Tenure - Tenure: Share of freehold

Length of Lease - 999 years from 01/10/2019 - 993 Years remaining approximately.

Service Charge - £2700pa from 1st January 2025- 31st December 2025 - includes building insurance.

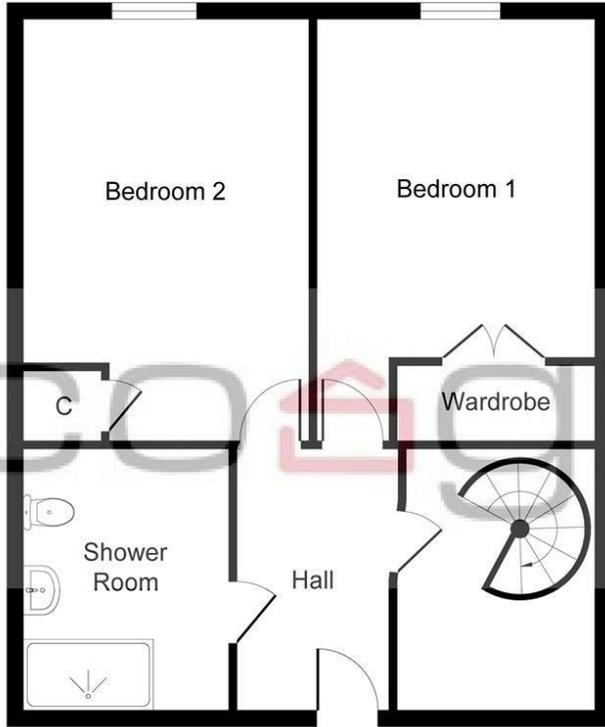
Ground Rent - N/A

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.





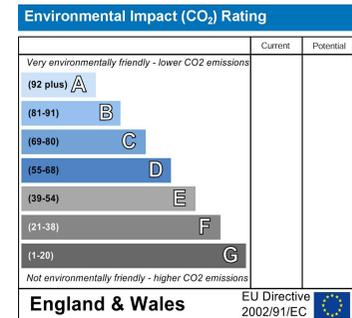
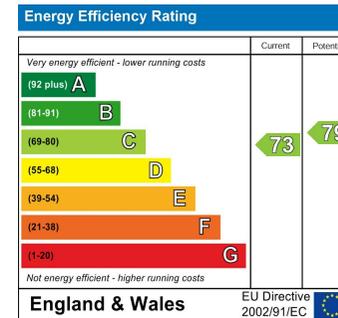
Second Floor



Top Floor

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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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