



FOR SALE

£250,000

4 The Garden View Apartments St. Vincent Road,
Southsea, PO5 2FE.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! Fantastic opportunity for first-time buyers or investors! This well-presented, two-bedroom apartment is set in a desirable Southsea location, close to Marmion Road and central Southsea. The property benefits from secure, gated underground parking, beautifully maintained communal hallways, and attractive landscaped gardens. The apartment itself offers a bright and airy open-plan kitchen/living space, alongside two generously sized bedrooms — the master featuring built-in wardrobes and a modern en-suite shower room. A spacious entrance hall adds further versatility, ideal for additional storage or a study area. Residents can enjoy the beautifully kept communal gardens and a large south-facing patio, as well as the convenience of gated underground allocated parking and a sizeable private store, perfect for bikes and other belongings. A stylish home in a sought-after location — internal viewings are highly recommended. For further information or to arrange a viewing, please contact the Lawson Rose sales team today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Secured/ Gated Underground Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

• Tenure – Leasehold

Date of Original Lease: 125 years from and including 1 January 2008

- Term: 107 years
- Management Company: DACK
- Service Charge:

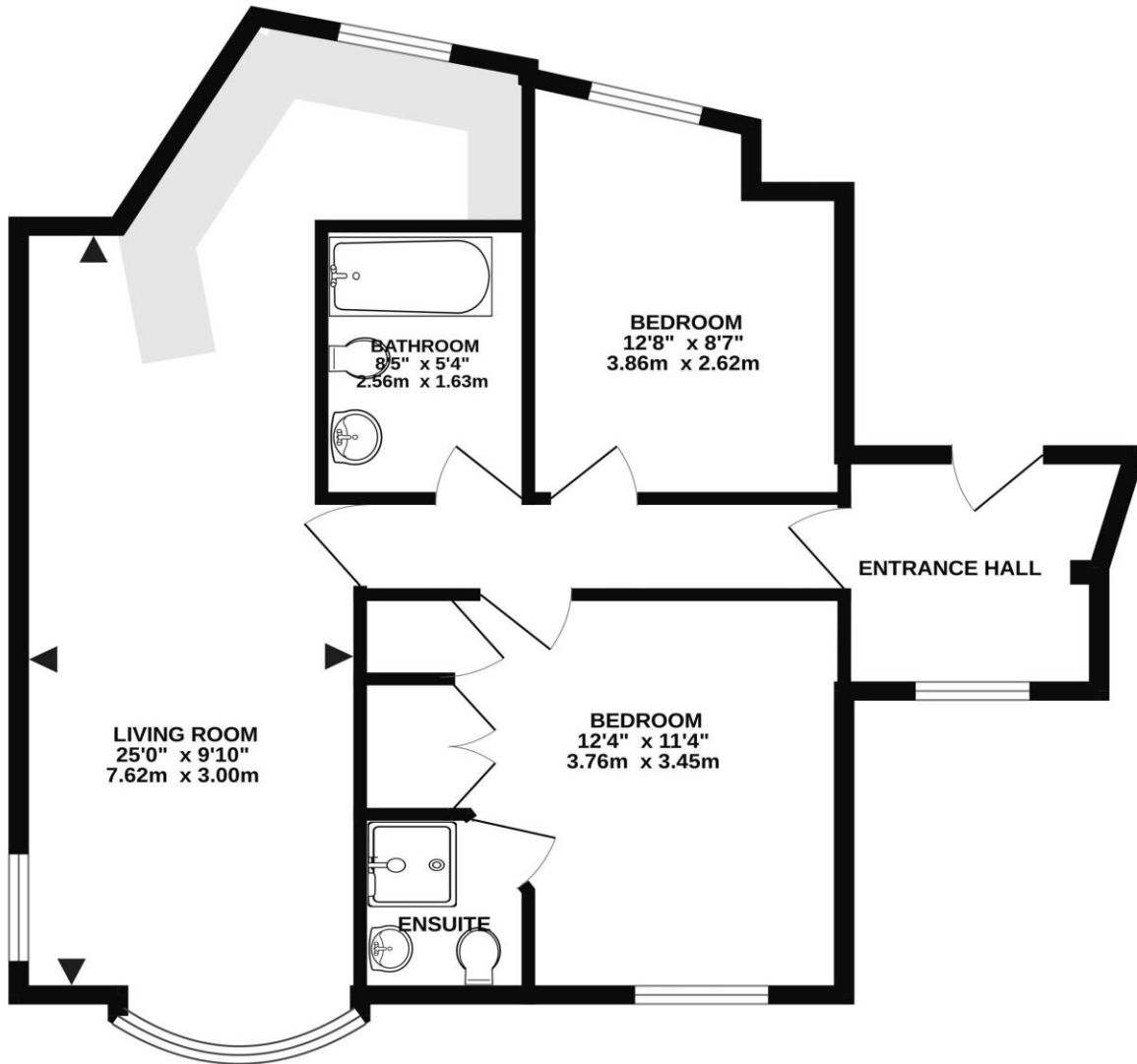
½ Year service charge 1st July to 31st December 25 - £1957.44

- Ground Rent: - £300.00 P/A





FLAT 4, THE GARDEN VIEW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.