

Flat 3, 44 Granada Road
Southsea, PO4 0RJ
Offers Over £185,000

cogroves
Sales, Rentals and Block Management

Flat 3, 44 Granada Road, Southsea, PO4 0RJ

BRAND NEW FITTED KITCHEN. BRAND NEW BATHROOM & NEW SHOWER CUBICLE INSTALLED IN EN-SUITE SHOWER ROOM. 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED MOMENTS FROM SEAFRONT & CANOE LAKE. OFFERED WITH SHARE OF FREEHOLD, OFF ROAD PARKING & NO CHAIN. The accommodation comprises 2 double bedrooms with sea glimpses, lounge/dining room, brand new fitted kitchen with appliances, brand new bathroom, en suite shower room. Other benefits include double glazing and located in this convenient area close to amenities, shops, bars, restaurants, Waitrose, bus routes, Albert Road and Palmerston Road..

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

Entrance Hall
Meter cupboard, wall mounted security entry phone.

Lounge/Dining Room
14'6 x 11'6 (4.42m x 3.51m)
Two double glazed windows to front, coved ceiling, electric heater, cupboard housing hot water tank.

Kitchen
10' x 6'10 (3.05m x 2.08m)
Brand new fitted kitchen comprising stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor. Freestanding fridge/freezer, washing machine, part tiled walls, coved ceiling, vinyl flooring, double glazed to front,.

Bedroom 1
14'8 x 9'6 (4.47m x 2.90m)
Double glazed window to rear with sea glimpses between buildings. Range of fitted wardrobes and drawers, electric heater, coved ceiling.

Bedroom 2
11'6 x 9'1 (3.51m x 2.77m)
Double glazed window to rear with sea glimpses between buildings. Coved and textured ceiling, electric heater.

En-Suite Shower Room
5'9 x 3'3 (1.75m x 0.99m)
Suite comprising brand new shower cubicle, wash hand basin, WC, new upvc panelling to walls, coved and textured ceiling, vinyl flooring.

Bathroom
6'4 x 5'6 (1.93m x 1.68m)
Brand new suite comprising bath with electric Mira shower, shower screen, WC, wash hand basin, heated towel rail, vinyl flooring, upvc panelling to walls, double glazed window to side, textured ceiling.

Parking
Off road parking space to front.

Additional Information
Tenure - Share of freehold
Length of Lease - 125 years from 24/06/1988 - 87 Years remaining
Service Charge - £2659.80pa - Includes buildings insurance
Ground Rent - N/A
Council Tax Band - 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.

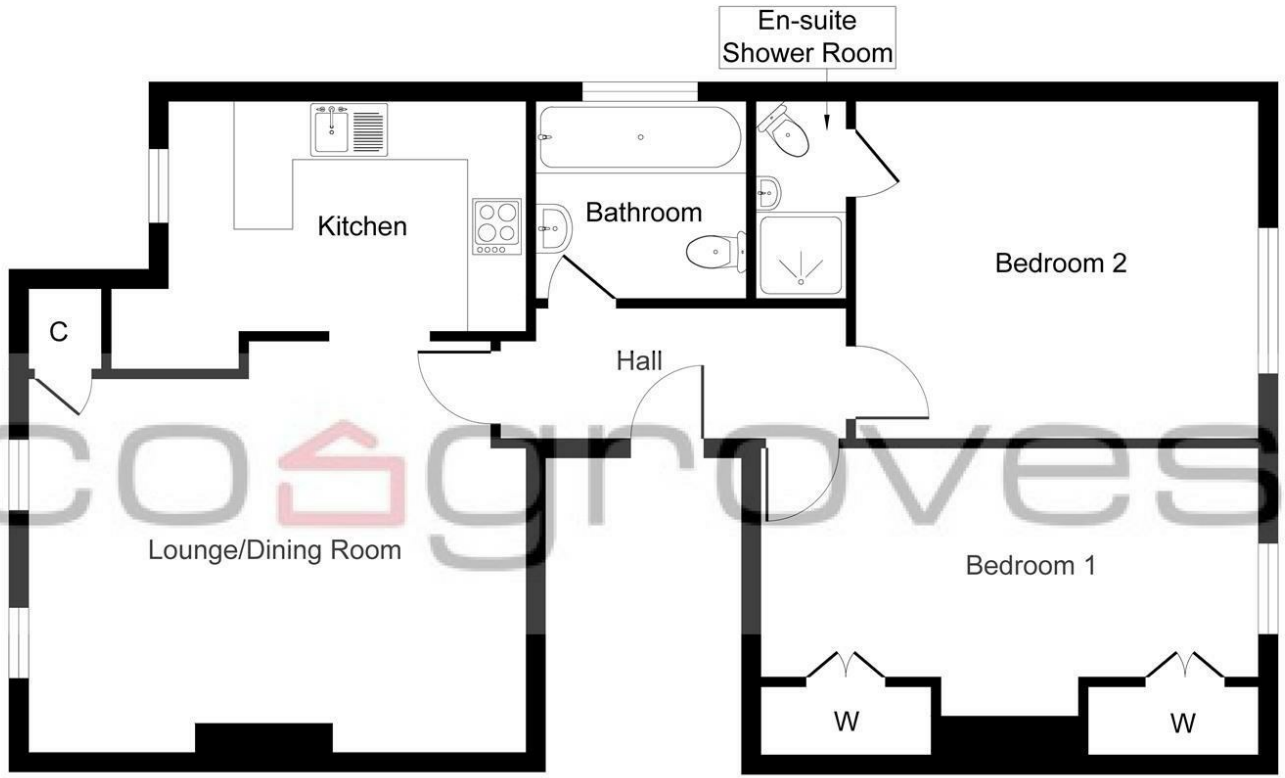
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.









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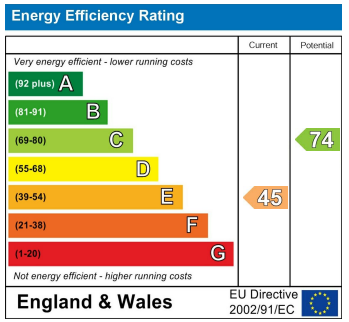

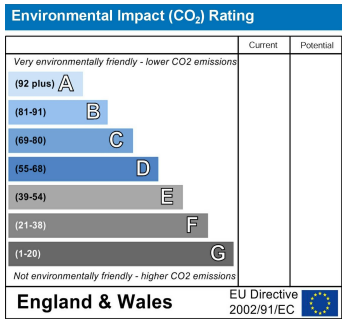

First Floor Flat
Granada Road, Southsea, PO4 0RJ

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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