

1 Lake House, 12 St. Helens Parade
Southsea, PO4 0QJ
Asking Price £475,000

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Sales, Rentals and Block Management

IMMACULATELY PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT WITH OWN PRIVATE GARDEN, GARAGE FOR PARKING & VISITOR PARKING. The south-easterly garden is a great outside space overlooking Canoe Lake & adjacent to Southsea Seafront. The spacious accommodation comprises 2 double bedrooms with fitted wardrobes, master bedroom with en-suite shower room, good size family bathroom with separate double walk in shower. Impressive and large open plan kitchen/dining/living room with range of kitchen appliances Corian work surfaces, Neville Johnson range of media cupboards/drawers. Other benefits include share of freehold with a remaining lease term of approximately 983 years, double glazed windows, underfloor heating, no onward chain.







History
Lake House was built in approximately 2014 replacing the previous imposing Victorian Villa which sat proudly in this Canoe Lake and sea facing position.

Location
Conveniently located moments from Canoe Lake and Southsea seafront but also just a short walk to an array of amenities and attractions including, South Parade Pier, Albert Road, Palmerston Road, bars, restaurants, cafes, coffee shops, bus routes, Kings Theatre, Clarence Pier and Gunwharf Quays Shopping & Leisure Complex. Portsmouth & South and Portsmouth Harbour Train Stations offer commutable links into London Waterloo.

Driveway
Pillared automatic gateway providing vehicular and pedestrian access leading to the rear with visitors car parking. The allocated garage is located to the rear of the block of garages accessible from Whitwell Road. Communal front front door with entry system leading to:

Communal Entrance Lobby
Attractive entrance which is immaculately presented with tiled flooring, letter boxes, coir matted area, alarm system, spotlights, access to lift, door to:

Inner Hallway
Door to:

Reception Hall 21'9 x 7'11 (6.63m x 2.41m)
Amtico flooring with underfloor heating, wired in alarm, spotlights, wall lights, coat hooks, door to:

Kitchen/Dining/Living Room 23'4 x 16'8 (7.11m x 5.08m)
Double glazed bay window and doors to front with blinds, giving access to the front south/easterly garden. Amtico flooring with with underfloor heating, spotlights, Neville Johnson range of media cupboards to one wall with drawers and wiring for television with glazed fronted units to either side. Excellent range of cream fronted wall and base units with drawers, Corian work surfaces. Inset one and a half bowl sink unit, built in Bosch hob, oven, extractor, Bosch microwave, Neff dishwasher, fridge, freezer, spotlights, Amtico flooring with underfloor heating.

Utility Room 16'9 x 2'7 (5.11m x 0.79m)
Good size space for plenty of storage, washing machine with worktop over, shelving, Amtico flooring, wall mounted Vaillant boiler, controls for underfloor heating, wall mounted electric consumer unit, extractor fan, spotlights.

Master Bedroom 16'8 x 15'8 (5.08m x 4.78m)
Two double glazed windows to rear with blinds, built in mirror fronted wardrobes, Amtico flooring with underfloor heating, spotlights, door to:

En-Suite Shower Room 8'7 x 4'6 (2.62m x 1.37m)
Double walk in shower, wash hand basin with drawers below, WC, double glazed window, ceramic tiled walls and flooring, chrome heated towel rail, underfloor heating.

Bedroom 2 16'8 x 10'1 (5.08m x 3.07m)
Double glazed window to rear with blind, Amtico flooring with underfloor heating, built in mirror fronted wardrobes,

Bathroom 10'11 x 6'5 (3.33m x 1.96m)
Suite comprising double ended panelled bath with central mixer tap and shower attachment, double walk in shower, wash hand basin with drawers below, WC, double glazed window to side, tiled walls and flooring with underfloor heating, spotlights, ladder radiator, mirror with light.

Garden
To the front is a garden enclosed by railings on two sides with brick retaining wall, railing and hedge to front looking towards Canoe Lake, lawn with patio, side pedestrian access.

Garage 18'1 x 8'8 (5.51m x 2.64m)
Located within the rear block accessible from Whitwell Road. First garage on the left hand side. Up and over electric roller door, pedestrian gate from garages to Lake House. The garage is ready for an EV charger, the meter from the individual flat has been connected to the main meter ready for connection to the EV.

Additional Information
Tenure - Share of freehold
Length of Lease - 999 years from 01/01/2013 - 983 Years remaining
Service Charge - £3611.070pa - Includes buildings insurance, gardening & window cleaner.
Ground Rent - N/A
Council Tax Band - E

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.

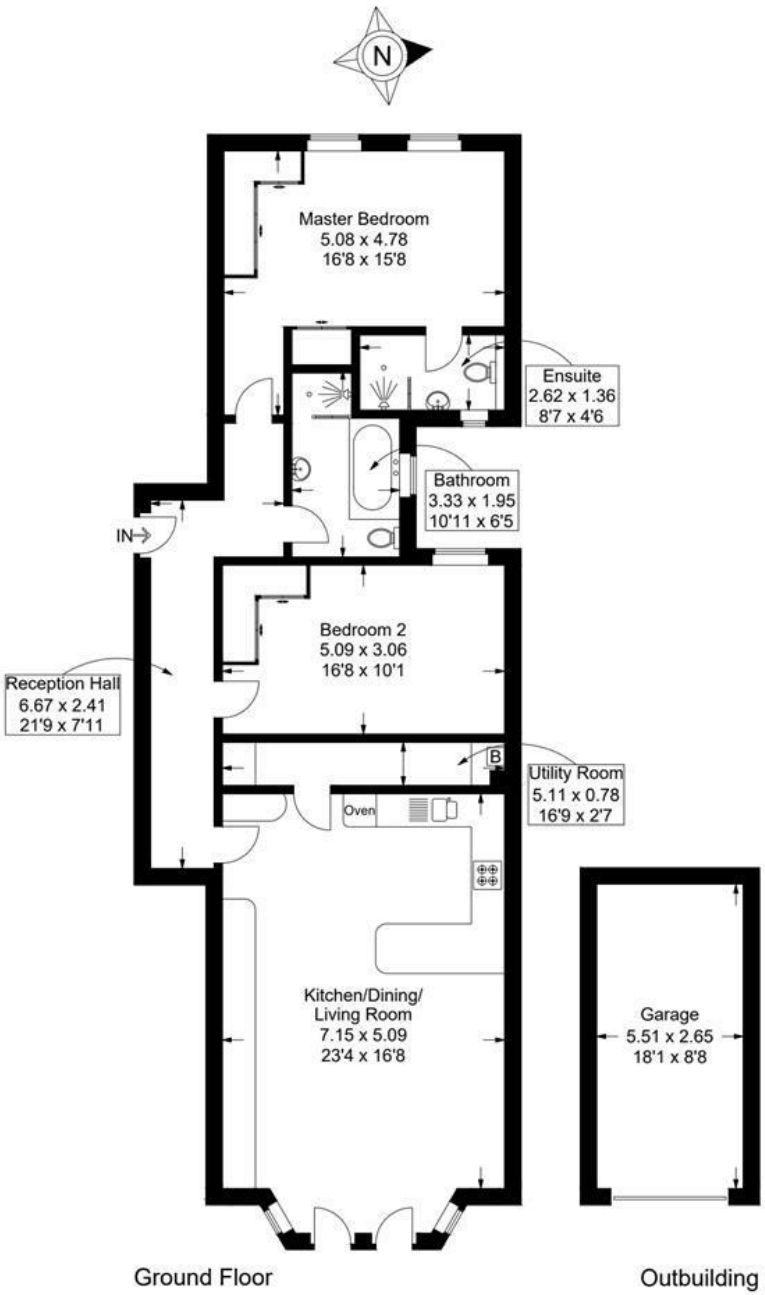




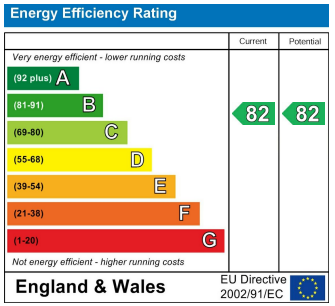


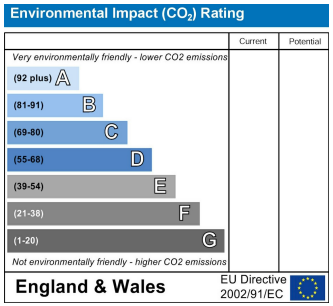

Lake House, St Helens Parade, Southsea

Approximate Gross Internal Area = 102 sq m / 1098 sq ft
Outbuilding = 14.9 sq m / 160 sq ft
Total = 116.9 sq m / 1258 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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