



FOR SALE

Offers in Excess of £210,000

Flat C, 1 Whitwell Road,
Southsea, PO4 0QP.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish two bedroom, top floor apartment is located in the highly requested area in central Southsea, moments from the Seafront & Canoe Lake. Situated on the prestigious Whitwell Road, this well presented property benefits from a having a shared courtyard garden, off road parking and owning a share of the freehold. Upon entry, off the hallway is a sizable living area with a southerly facing aspect, there are two great sized double bedrooms, both with built in storage plus a modern fitted kitchen and family bathroom suite. Additional, outside is a large store, perfect for bikes & bins. We believe the apartment could make for an ideal first time or investment purchase and therefore highly recommend an internal viewing. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Construction: Brick Built

Electricity Supply: Alternating Current

Heating: Gas Central Heating

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.

Shared Driveway & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.

- Council Tax: Portsmouth City Council – Band A

Flood Risk – Low Risk (Stated on the Gov.uk portal)

Share Of The Freehold

Term: 85 Years Remaining

Maintenance: 'As & When Required'

Service Charge: N/A

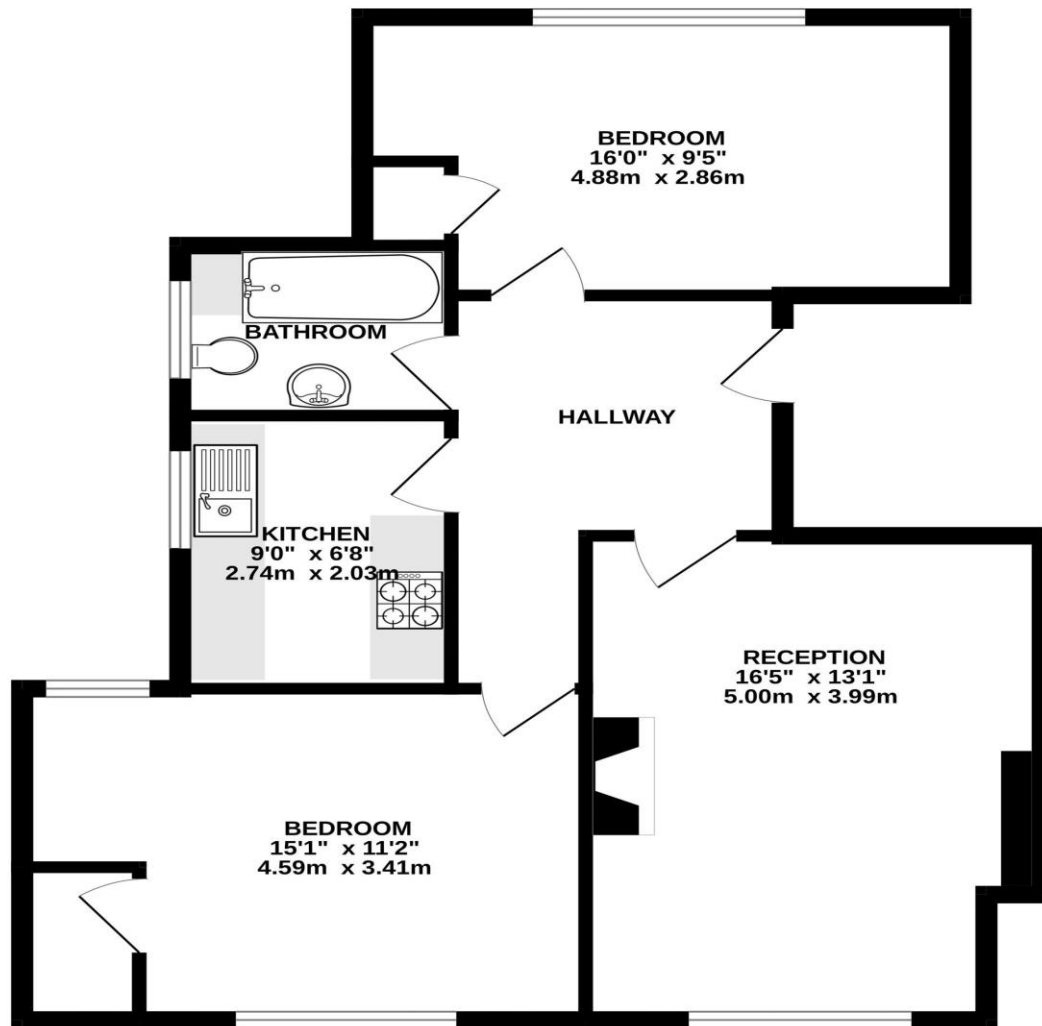
Ground Rent: N/A

Lease Restriction: A copy of the lease is available upon request.





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 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.