

Second Floor Flat, 32 Shaftesbury Road
Southsea, PO5 3JR

Price Guide £160,000

cogroves

Sales, Rentals and Block Management

Second Floor Flat, 32 Shaftesbury Road, Southsea, PO5 3JR

BRIGHT & AIRY 2 BEDROOM TOP FLOOR APARTMENT WHICH HAS UNDERGONE A LARGE REFURBISHMMENT PROJECT AND MUST BE VIEWED. LOCATED MINUTES FROM THE SEA & AMENITIES. The property is being sold with no chain and remaining lease term of 163 years. The accommodation comprises 2 bedrooms, new modern/contemporary bathroom, attractive open plan lounge/kitchen newly fitted and includes an oven and hob. Other benefits double glazing, gas central heating with new radiators, new floor coverings, redecorated throughout, FD30 fire doors and USB sockets. Conveniently located close to seafront, Southsea common, Palmerston Road Shopping Precinct, bars, restaurants, shops, Waitrose and bus routes. Gunwharf Quays is also within walking distance..

Communal Entrance
Steps up to communal front door, stairs to first floor with flat front door to:

Entrance Lobby
Stairs to top floor landing.

Landing
Skylight window, radiator, hatch to loft, eves storage cupboard with space for washing machine.

Lounge/Kitchen
16'6 x 11' (5.03m x 3.35m)
Two skylight windows, double glazed window, radiator, eves storage cupboard. Single drainer sink unit with cooker tap, work surfaces over, wall and base cupboards, built in oven/hob, vinyl flooring, part tiled walls, space for fridge freezer.

Bedroom 1
10'3 x 9'5 (3.12m x 2.87m)
Two skylight windows, radiator, eves storage, USB sockets.

Bedroom 2
9'6 x 8'4 (2.90m x 2.54m)
Double glazed window, radiator, eves storage cupboard, cupboard housing Vaillant gas boiler and electric consumer unit.

Bathroom
White suite comprising bath, WC, wash hand basin with cupboard below, tiled walls, vinyl flooring, skylight window, heated towel rail, sptlights.

Additional information

Tenue - Leasehold

Length of Lease - 198 years from 16/03/1991 - (163 years remaining approx)

Service Charge - £2617.86 pa - Includes buildings insurance.

Ground Rent - £75pa

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.

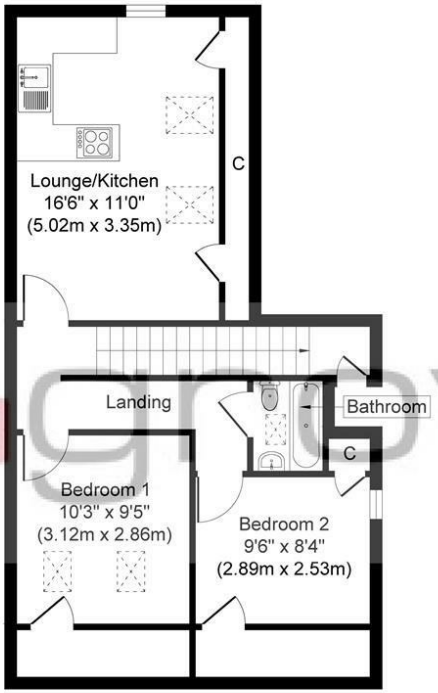
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





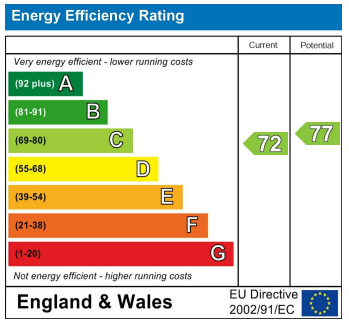


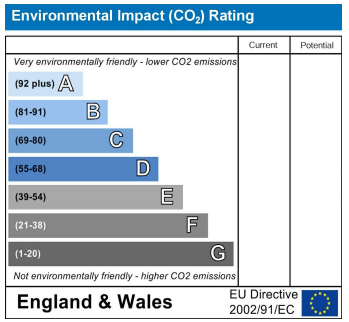


Approximate Floor Area
540 sq. ft
(50.1 sq. m)

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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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