



22 Dolphin Court St. Helens Parade  
Southsea, PO4 0QL

**Asking Price £445,000**

**co**groves

Sales, Rentals and Block Management

## 22 Dolphin Court St. Helens Parade, Southsea, PO4 0QL

RARELY AVAILABLE 3 BEDROOM GROUND FLOOR APARTMENT IN THE REQUESTED & SOUGHT AFTER DOLPHIN COURT, OVERLOOKING CANOE LAKE. The accommodation comprises 3 bedrooms, good size lounge/dining room overlooking Canoe Lake. Fitted kitchen, bathroom, separate cloakroom/utility room. Other benefits include double glazing, gas central heating, share of freehold, well maintained communal gardens/grounds, visitor parking and garage which is accessed via secure electric gating. This bright and airy apartment much be viewed to appreciate the accommodation on offer. Located moments from seafront, amenities, bus routes, shops, restaurants, cafes, Albert Road and Palmerston Road.

### Communal Entrance

Security intercom allowing access to communal hall with flat front door to:

### Entrance Hall

Radiator, several storage cupboards, mounted security entry handset, door to:

### Lounge/Dining Room

16' into bay x 24' (4.88m into bay x 7.32m)

Double glazed bay window to front with additional double glazed window, both offering delightful views across Canoe Lake. Electric fire with mantelpiece over and storage cupboards either side.

### Kitchen

11'3 max x 10'1 (3.43m max x 3.07m)

One and a half bowl stainless steel sink unit with range of kitchen cupboards and work surfaces over. Built in oven, hob, extractor, spaces for fridge, freezer and plumbing for dishwasher. Tiled walls, tiled flooring, double glazed window to side and rear, double glazed door leading to communal garden.

### Cloakroom/Utility Room

5'9 x 5'5 (1.75m x 1.65m)

Suite comprising WC, wash hand basin with storage below, plumbing for washing machine, tiled walls, radiator, wall mounted Worcester gas boiler, window to side, overhead storage cupboards.

### Bedroom 1

15'5 x 11'9 (4.70m x 3.58m)

Double aspect room with double glazed windows to front and side offering

delightful views across Canoe Lake.

Range of fitted wardrobes, radiator.

### Bedroom 2

13'5 x 11'9 (4.09m x 3.58m)

Double aspect room with double glazed windows to side and rear overlooking communal gardens. Radiator.

### Bedroom 3

10'2 x 7'10 (3.10m x 2.39m)

Double glazed window to rear, built in storage cupboard, radiator.

### Bathroom

6'8 x 5'4 (2.03m x 1.63m)

Suite comprising bath with shower over, shower screen, WC, wash hand basin, double glazed window to side, tiled walls, vinyl flooring, heated towel rail, shaver point.

### Communal Grounds/Gardens

Very well presented gardens and grounds.

### Garage

18'3 x 8'5 (5.56m x 2.57m)

Electric roller door, light and power.

### Visitor Parking

Several visitor parking bays accessed via secure gated entrance.

### Additional Information

Tenure - Share of freehold

Lease - 999 Years from 01/010/2022 - 995 Years remaining

Service Charges - £4100pa which includes maintenance fees, reserve fund

and buildings insurance

Ground Rent - N/A

Council Tax - Band - D

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.





Dolphin Court, St Helens Parade, Southsea, PO4 0QL

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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