



**FOR SALE**

**£160,000**

Flat 6, 28 St. Ronans Road,  
Southsea, PO4 0PT.

Tenure: Freehold

ESTATE  AGENTS

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ROSE**

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ROSE**

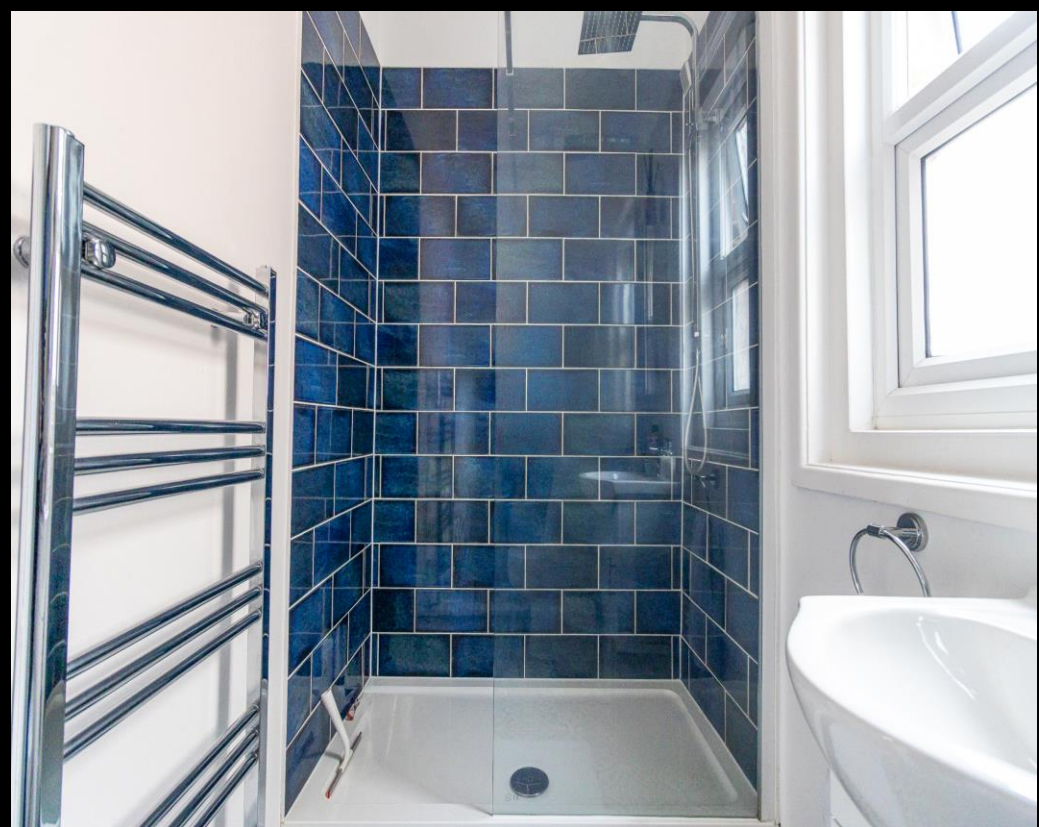
## PROPERTY DESCRIPTION

This immaculately presented and stylish top-floor apartment, located in the heart of central Southsea, could make for an excellent first-time purchase and benefits from a share of the freehold. Situated on St. Ronans Road, the property is ideally positioned approximately midway between the seafront and the vibrant amenities of Albert Road, offering the perfect balance of coastal living and city convenience. The apartment provides a bright and spacious open-plan living area, with clearly defined space for both lounge and dining arrangements, complemented by a charming feature fireplace that adds character to the room. There is a well-proportioned double bedroom, complete with built-in wardrobes and ample storage, creating a comfortable and practical living space. Moving through the property, a recently modernised and stylish fitted kitchen has been thoughtfully designed, offering both functionality and a contemporary finish. Additional benefits include double glazing, gas central heating, and the added advantage of a share of the freehold—making this an attractive and well-rounded opportunity. In our opinion, this is a superb apartment in a highly desirable location, ideal for those looking to step onto the property ladder or invest in a quality Southsea home. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

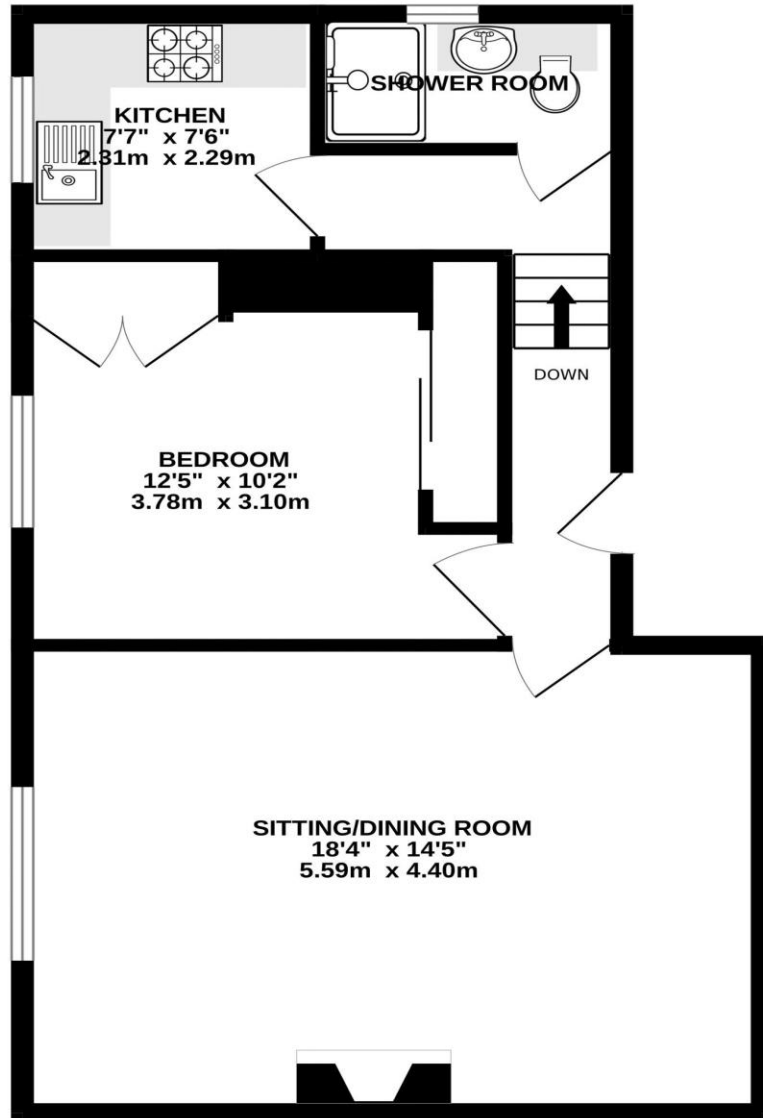
### Material Information:

- 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.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Term: 125 Years from 2008
- Management Company: 28 St Ronans Road Management Company Limited.
- Service Charge: £ £936.00 P/A
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





FLAT 6



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.