12 Queensgate, 5 Osborne Road
Southsea, Hampshire PO5 3LX
Offers Over £200,000

cogroves

Sales, Rentals and Block Management

12 Queensgate, 5 Osborne Road, Southsea, Hampshire PO5 3LX

GREAT OPPORTUNITY TO PURCHASE THIS SPACIOUS SEAFRONT APARTMENT WITH SEA VIEWS. We are pleased to bring to the market this spacious 1 bedroom 2nd floor apartment which has attractive views of The Solent and Southsea Common. Offered with a share of freehold with 990 years remaining on the lease. This spacious apartment comprises a large bedroom, impressive lounge, fitted kitchen and bathroom. Located in Central Southsea close to amenities, Southsea Seafront, shops, bars, restaurants, cafes, supermarkets and transport links.

Communal Entrance
Stairs to 2nd floor.

Flat Front Door Leading To:

Entrance Hall
Under stairs storage area, radiator.

Lounge
25'1 into bay 13'8 (7.65m into bay 4.17m)
Double glazed bay window to front with views of The Solent and Southsea Common. Feature fireplace with mantle piece, 3 radiators, archway to:

Kitchen
6'6 x 14'7 (1.98m x 4.45m)
Double glazed window to front with views of The Solent and Southsea Common. Butler sink, wall and base cupboards with work surfaces over. Range oven, washing machine and fridge freezer.

Bedroom
18'3 x 12'9 (5.56m x 3.89m)
Sash window to rear, feature fireplace, radiator, coved ceiling.

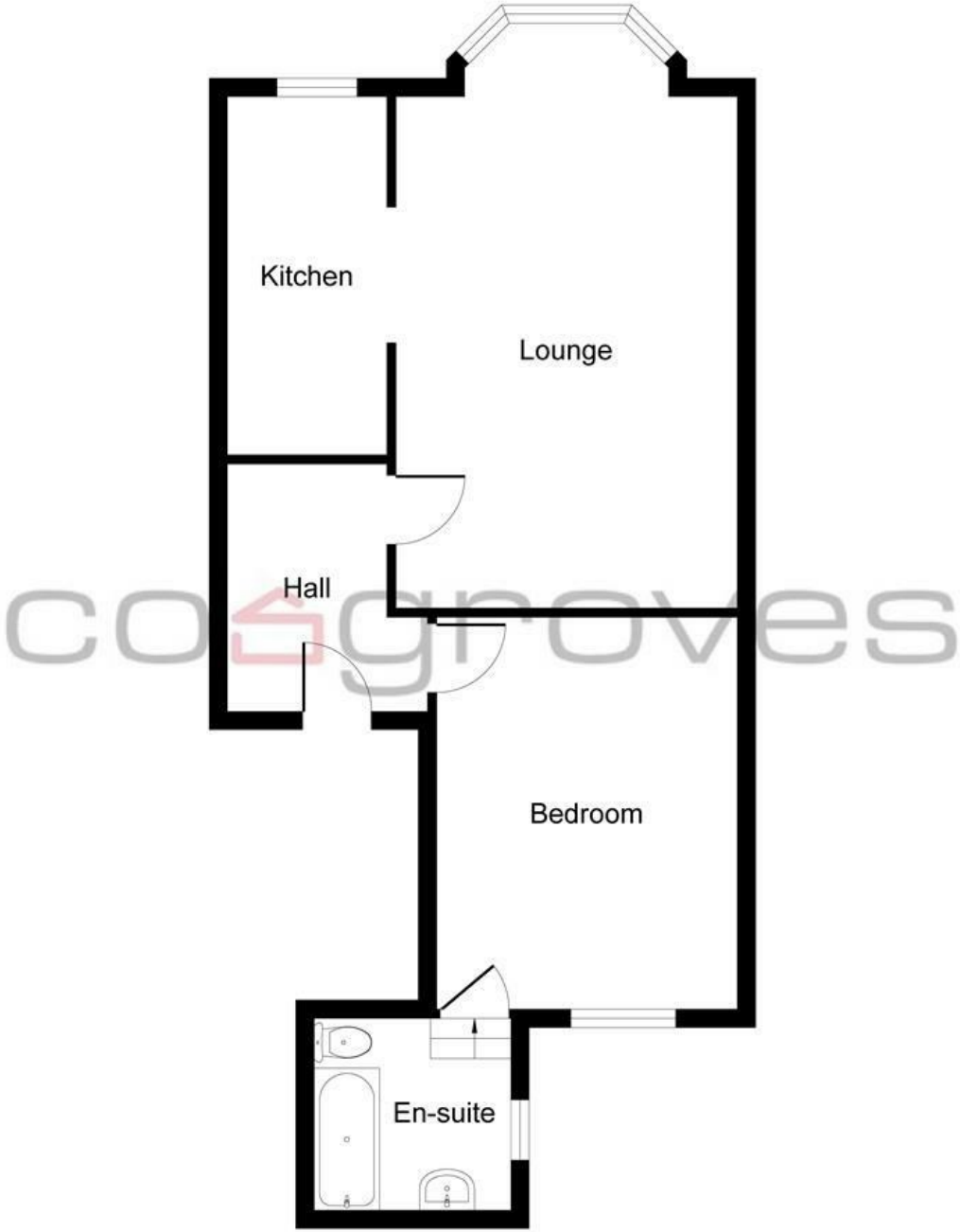
Bathroom
7'5 x 7'3 (2.26m x 2.21m)
Suite comprising bath, WC, wash hand basin, cupboard housing boiler, double glazed window to side.

Additional Information
Tenure - Share of freehold
Lease - 999 Years from1st September 2017 - 990 Years remaining.
Service Charges - £3039.75pa includes buildings insurance
Ground Rent - N/A

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.



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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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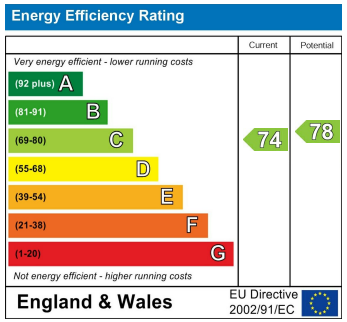

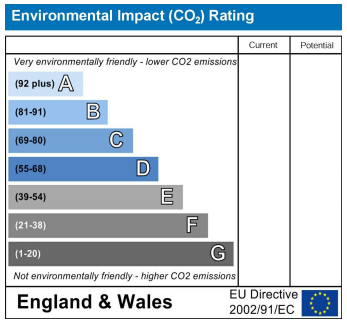

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