



Flat 4 Queensgate, 1 Osborne Road
Southsea, PO5 3LX

Asking Price £125,000

co^ogroves

Sales, Rentals and Block Management

Flat 4 Queensgate, 1 Osborne Road, Southsea, PO5 3LX

1 BEDROOM SPLIT LEVEL APARTMENT SITUATED TO THE REAR OF THIS SEAFRONT BLOCK. Conveniently located central Southsea just a short walk to seafront and Southsea Common. Other amenities and attractions nearby include Palmerston Road Shopping Precinct, cafes, bars, restaurants, Waitrose, Library, mainline train stations, Gunwharf Quays Shopping & Leisure Complex. The accommodation of this second floor apartment comprises an open plan lounge/kitchen, shower room, bedroom. Other benefits include double glazing, gas central heating and offered with a share of freehold. The property can be offered with vacant possession or as an investment with a tenant in situ currently paying £725pcm.

Entrance Hall

Security intercom providing access to communal hall with stairs to second floor. Flat front door to entrance lobby.

Lounge/Kitchen

19'6 x 11'7 (5.94m x 3.53m)

Lounge Area

11'4 x 11'7 (3.45m x 3.53m)

Double glazed sash window to rear, door to fire escape, radiator, stairs leading to bedroom.

Kitchen Area

8';4 x 11'7 (2.44m;1.22m x 3.53m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, integrated fridge and dishwasher, space for washing machine, spotlights, radiator, Vaillant gas boiler, double glazed sash window to side.

Shower Room

8'9 x 4'7 max measurements (2.67m x 1.40m max measurements)

Shower with electric Mira shower, wash hand basin, WC, double glazed sash window to side, tiled walls, laminate flooring, extractor, heated towel rail.

Additional Information

Tenure - Share of freehold

Length of Lease - 999 years from 01/09/2005 - 978 Years remaining

Service Charge - £1860pa - Includes buildings insurance

Ground Rent - N/A

Council Tax Band - Band 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.





Second Floor

Mezzanine Level

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

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

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