



FOR SALE

£175,000

19 Vista Fratton Way,
Southsea, PO4 8FD.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

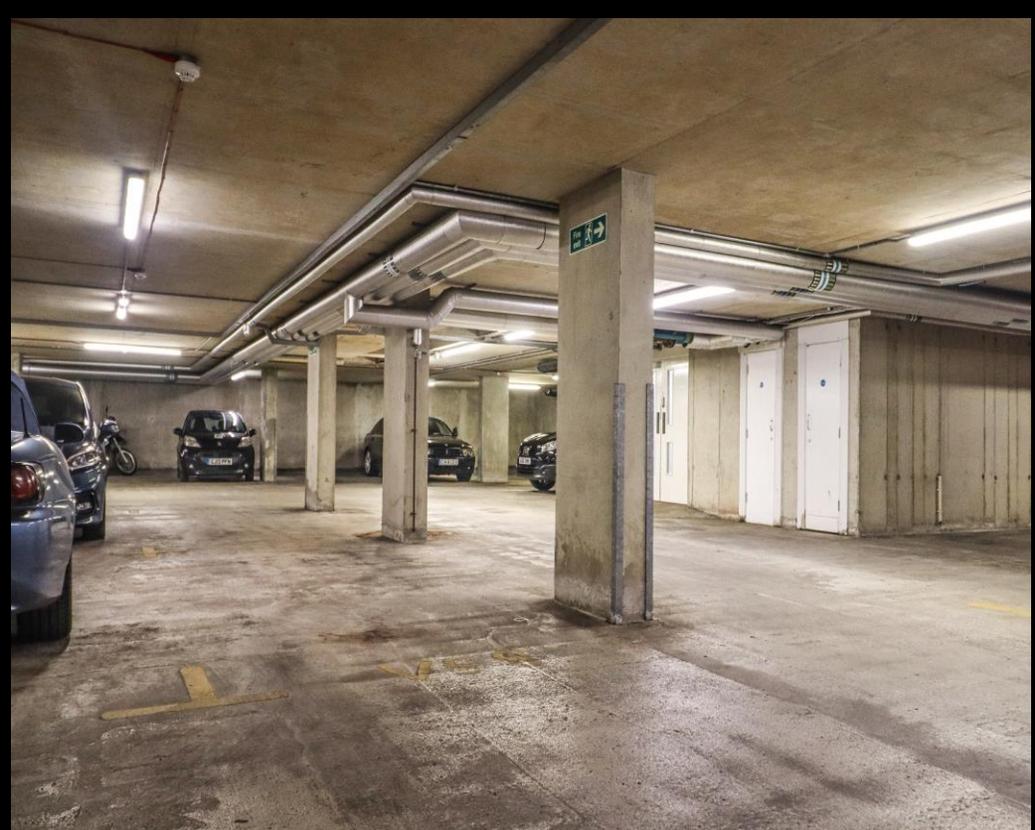
PROPERTY DESCRIPTION

This truly stunning two-bedroom apartment, set within the highly sought-after 'Vista' building, boasts spectacular, uninterrupted panoramic views across the city – a home that really needs to be seen to be fully appreciated. Beautifully presented throughout, the apartment offers two generous double bedrooms, one of which benefits from built-in wardrobes and a sleek en-suite shower room. There is also a contemporary fitted bathroom, alongside a stylish open-plan kitchen/living space, perfect for modern living and entertaining. Sliding doors open directly onto a private, set-back balcony, providing what is arguably one of the finest residential views in Portsmouth. Every room within the property enjoys impressive outlooks, enhancing the sense of space and light throughout. Additional benefits include double glazing, gas central heating, lift access to all floors, and secure basement underground parking with both allocated residents' and visitor spaces. The development also benefits from a well-maintained communal garden. Ideally located, the property is just moments from local amenities and Fratton Station, making it perfectly suited for both commuters and those looking to enjoy everything the area has to offer. Offered with no forward chain, we highly recommend an early internal viewing to avoid disappointment. For further information or to arrange a viewing, please contact the Lawson Rose sales team today.

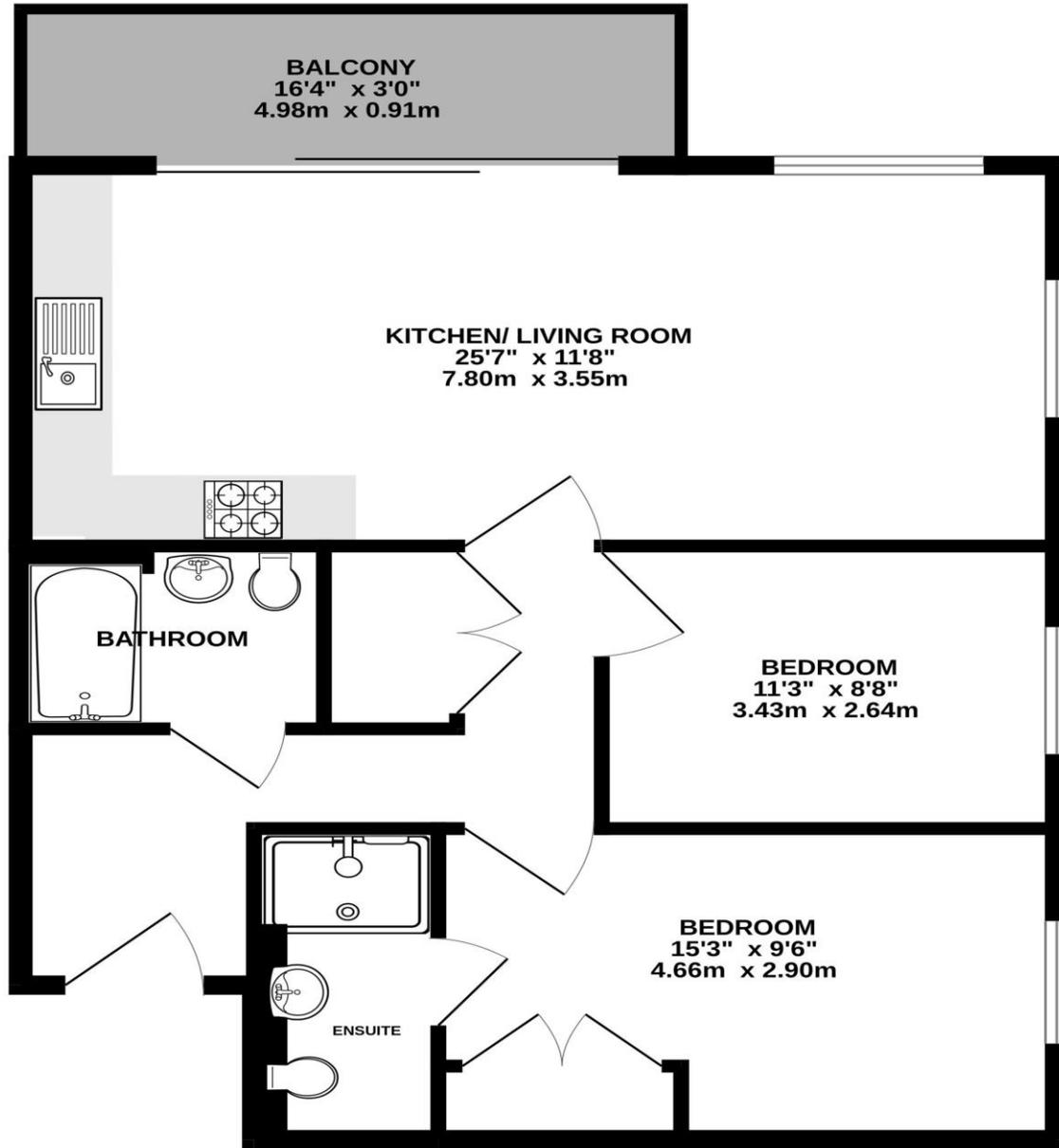
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- 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.
- Secure Underground Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 125 years from 19 December 2008 to 18 December 2133
- Term: 107 Years Remaining
- Management Company: RENDALL & RITTNER
- Service Charge: £3800 P/A (Approx) Includes water & Gas.
- Ground Rent: £250 P/A
- Lease Restriction: A copy of the lease is available upon request.





19 VISTA



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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