



**Nesbits**

Established 1921

**Flat 3 Isabelle Court, 69a Osborne Road, Southsea, PO5 3LS**

**Price £195,000**

## Flat 3 Isabelle Court, 69a Osborne Road, Southsea, PO5 3LS

Exceptionally convenient location right in the heart of SOUTHSEA TOWN CENTRE for this spacious TWO BEDROOM FIRST FLOOR CHARACTER APARTMENT benefitting from equipped kitchen, central heating, double-glazing, secure entry, and very useful storage vault. A great first purchase or investment (with a potential rental return of around £1,200 p.c.m.). Former bank premises 'Isabelle Court' is an impressive and stylish building occupying a prominent corner position at the junction of Osborne Road with Portland Road - moments only from Palmerston Road Shopping Centre, a short walk from Southsea Common and Seafront, and within comfortable reach of historic Old Portsmouth together with a range of public amenities.



The apartment itself, available now with the further asset of NO ONWARD CHAIN, is considered ideally suited to owner-occupiers (first time buyers in particular), with investors also being attracted by the potential of lucrative letting (yield circa 7% p.a. gross). Full details are given as follows and early enquiry is invited:

Pair of storm doors to:

### **PORCH**

Pair of glazed inner doors, with SECURITY INTERCOM SYSTEM, to:

### **COMMON LOBBY**

Post boxes. Staircase to upper floors.

### **FIRST FLOOR LANDING**

Access to:

### **FLAT 3**

#### **'L'-shaped Entrance Hall**

Coved ceiling. Wood-laminate flooring. Built-in cupboard housing 'Heatrae' boiler.

#### **Bath/Shower Room & W.C.**

9'3 x 6'9 (2.82m x 2.06m)

White suite comprising: panelled bath with mixer tap, shower cubicle, low flush w.c. with concealed cistern, and semi-inset handbasin having mixer tap.

Vertical radiator/towel rail. Part-tiled walls. Coved ceiling.

#### **Bedroom One**

17'4 x 9'2 (5.28m x 2.79m)

Coved ceiling. Three white-aluminium double-glazed windows to east elevation. Double built-in wardrobe. Double panel radiator.

#### **Bedroom Two**

9'8 x 9'5 (2.95m x 2.87m)

Coved ceiling. Three white-aluminium double-glazed windows to east elevation. Single built-in wardrobe. Double panel radiator.

#### **Living Room**

15'4 x 16'3 average (4.67m x 4.95m)

Coved ceiling. Feature large arched window to front elevation having UPVC secondary double-glazing. Wood-laminate flooring. Double panel radiator. Security intercom telephone. Fitted book/display shelves. Opening to:

#### **Kitchen**

13'10 x 7'10 (4.22m x 2.39m)

Coved ceiling. Tiled floor. Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, breakfast bar, single drainer acrylic inset sink with mixer tap, fan-

assisted electric oven, and 4-ring ceramic hob with integrated extractor canopy. Plumbing for washing machine. Space for upright 'fridge/freezer.

### **OUTSIDE**

Access at rear of building, via secure pedestrian gate, to:

### **COMMUNAL BASEMENT**

With:

### **BICYCLE STORE**

### **PRIVATE STORAGE VAULT**

16'8 x 9'7 (5.08m x 2.92m)

With lighting.

### **GENERAL INFORMATION**

Tenure: 125 years Leasehold from January 2007 (106 years remaining). Service Charge: £1,491.60 per annum. Ground Rent: £200 per annum.

### **COUNCIL TAX**

Band 'B' - £1,782.44 per annum (2026-27).

### **EPC**

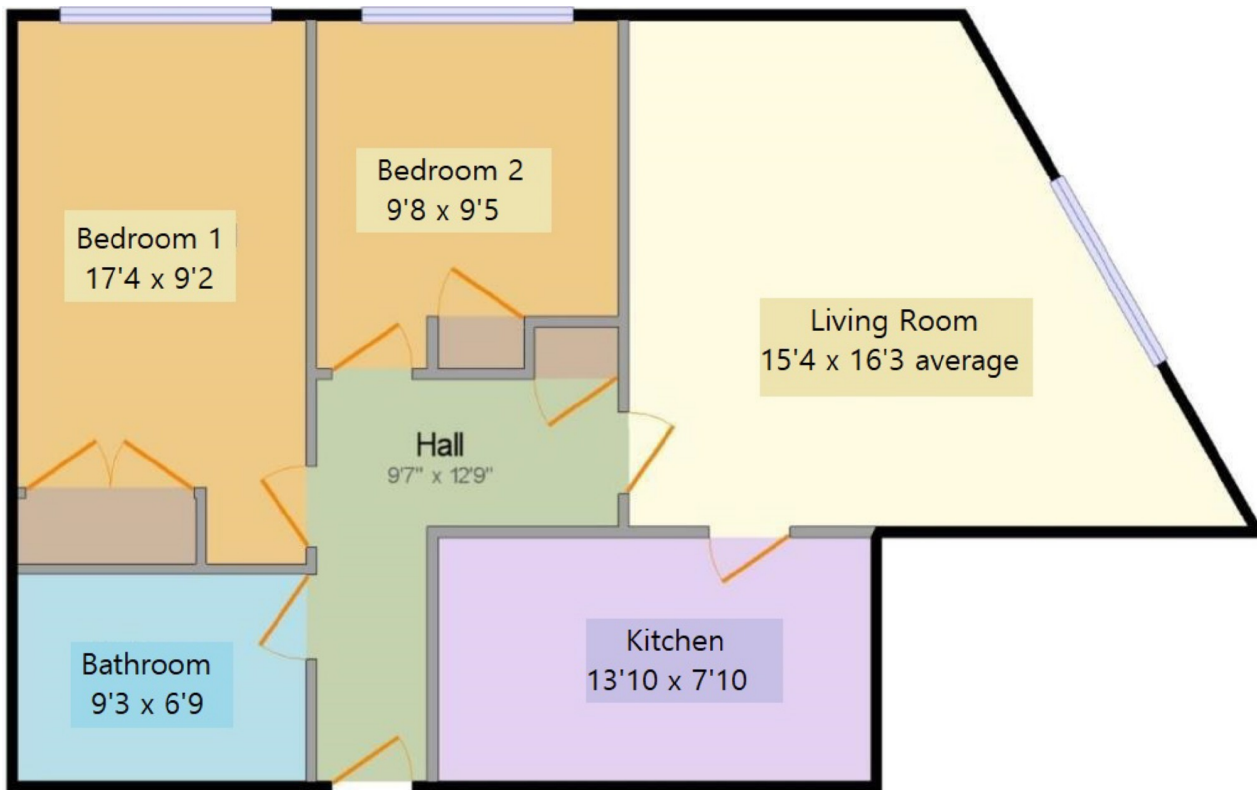
Energy Rating 'D' (Floor Area 83 sq m approx).


### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18056/058409)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

WWW.EPC4U.COM

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