



Flat 9 Stephen Lodge, 10-12 Kent Road, Southsea, Hampshire, PO5 3EW

TOWN & COUNTRY  
SOUTHERN

- A Second Floor Purpose Built Apartment
- Two Double Bedrooms, Bathroom
- 20' Living Room, Small Balcony
- Fitted Kitchen
- Close to Amenities, Shops & Commutable Road Links
- Share of Freehold
- No Forward Chain
- Viewing Recommended by Appointment Only
- Council Tax Band B Portsmouth City Council
- £225,000 – Leasehold with Freehold Share

#### PROPERTY SUMMARY

A spacious, purpose-built second floor apartment with versatile living space providing approximately 732 sq ft of living space comprising: hallway, fitted kitchen, impressive 20' living room with door onto small balcony, inner hallway with useful storage cupboard and two double bedrooms. The apartment is offered with the added benefit of no forward chain, making it an attractive option for first-time buyers, investors, or those looking to downsize. Stephen Lodge enjoys a convenient Southsea location with excellent motorway links nearby for commuters and for travelling out of the city. The shops, cafés, bars, and amenities of Palmerston Road are within easy walking distance, while Southsea's historic Victorian seafront, Old Portsmouth, and the popular Gunwharf Quays waterfront development, offering an extensive range of retail, dining, and entertainment facilities, are all close at hand. Viewing is highly recommended to fully appreciate both the generous accommodation and the excellent location on offer.



## ENTRANCE

From Nightingale Road is a brick retaining wall with pedestrian access with hedges to either side leading to:

## COVERED ENTRANCE

Allocated storage cupboards, bin store, to the rear is access to allocated garaging, main communal front door with entry phone system leading to:

## COMMUNAL HALLWAY

Staircase rising to all floors.

## SECOND FLOOR

Landing with door to:

## FLAT 9

Main front door leading directly into:

## LIVING ROOM

20' 6" x 15' 9" maximum decreasing to 12'4" (6.25m x 4.8m) Double glazed window and door to front aspect overlooking Nightingale Road, small walk on balcony with railings, three radiators, doors to primary rooms, entry phone system.

## KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m) Comprehensive range of matching wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), double glazed window to rear aspect, inset four ring gas hob with oven under, extractor hood, fan and light over, tiled surrounds, vinyl flooring, built-in cupboard with shelving.

## INNER HALLWAY

Narrow built-in cupboard.

## BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, tiled surrounds, double glazed frosted window to rear aspect, close coupled w.c., pedestal wash hand basin with mixer tap, chrome heated towel rail.

## BEDROOM 2

11' 3" x 10' 3" (3.43m x 3.12m) Double glazed window to rear aspect, radiator under with cover over, vinyl flooring, ceiling coving.

## BEDROOM 1

13' 0" x 11' 3" (3.96m x 3.43m) Double glazed window to front aspect overlooking Nightingale Road with radiator under, wood laminate flooring, ceiling coving.

## SERVICE CHARGE

£669.78 half yearly charge January – June / July - December

## TENURE

Leasehold - 999 years - 935 year remaining – Share of Freehold

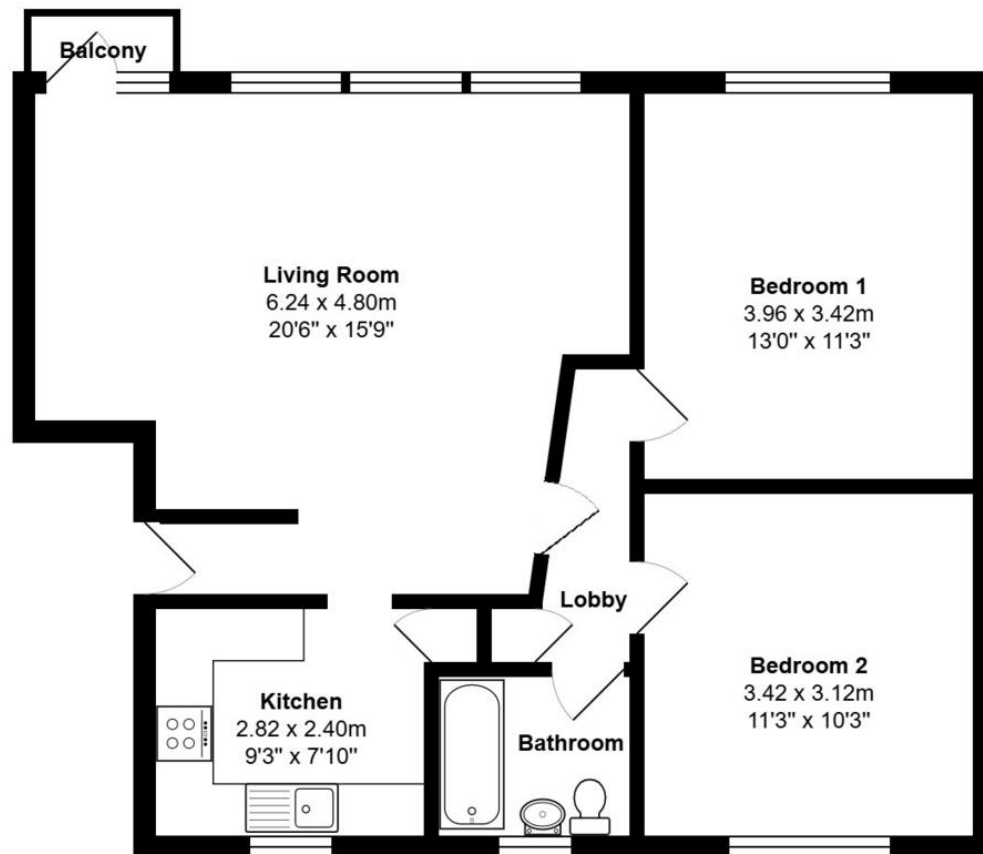
## PARKING

Non-allocated spaces are available on a first come - first served basis.

## AGENTS NOTES

Council Tax Band B - Portsmouth City Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - (GOV.UK ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))  
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 82        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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