

Granada Road, Southsea, PO4 0RJ

£180,000

This beautiful two bedroom leasehold property, sits in the amazing location of Granada Road Southsea, just moments away from Canoe Lake.

The property has it's own entrance to the rear of the property and has it's own private courtyard space.

The property is not only close to the lake and the beach but it is also within walking distance of shops, bars, cafes and a regular bus transportation service.

The rooms are light and airy and the warm welcome you get from this property will have you falling in love with it. It is sure to be a hit with all buyers.

The property will benefit from a new 950 year lease.

Possible future share of freehold.

The service charge is an approximation guided by current and future estimated costs.

Disclaimer

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Lounge 14'11" x 8'11" (4.57 x 2.73)

Bedroom 14'6" x 9'1" (4.44 x 2.78)

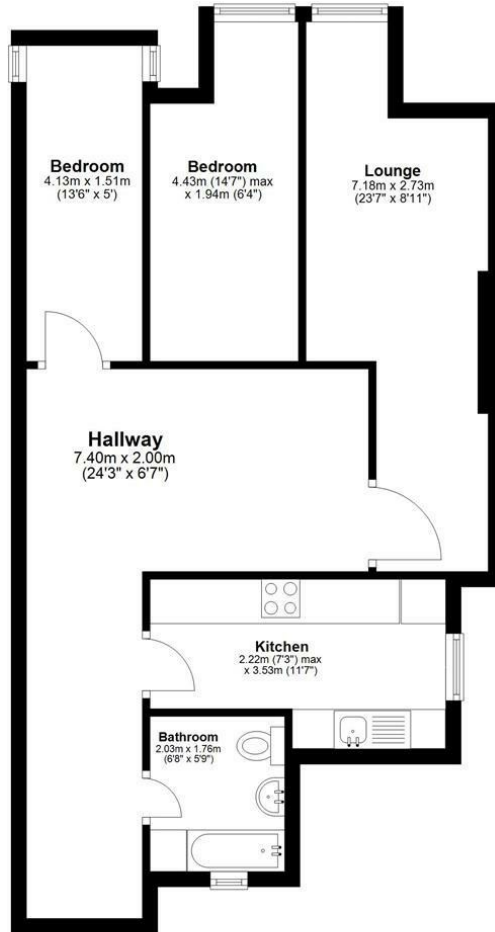
Bedroom 13'6" x 6'0" (4.13 x 1.85)

Kitchen 7'1" x 12'8" (2.16 x 3.88)

Bathroom 6'7" x 6'3" (2.03 x 1.92)

Floor plan

Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.4 sq. feet)

| 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 | | | |
| | | 58 | 69 |
| 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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |