



Granada Road, Southsea, PO4 0RJ

Asking Price £165,000

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

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

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 18'2" x 13'2" (5.56 x 4.02)

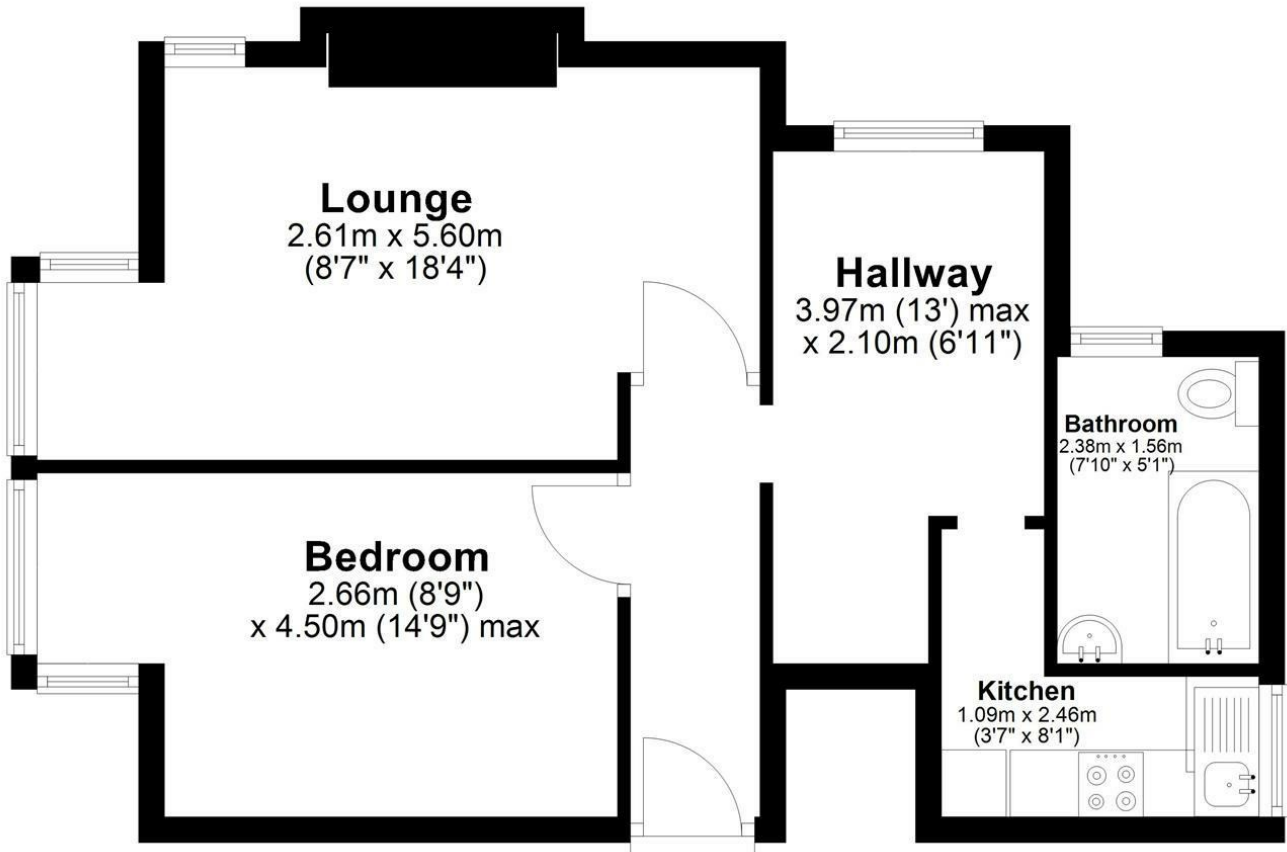
Bedroom 13'10" x 9'7" (4.22 x 2.93)

Kitchen 7'9" x 5'6" (2.38 x 1.69)

Bathroom 4'2" x 6'9" (1.28 x 2.07)

Floor Plan

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 43.7 sq. metres (470.6 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	
	75
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	