

28 MANSION COURT
GRANADA ROAD, SOUTHSEA,
HAMPSHIRE,
PO4 0RX



£75,000 Leasehold

ONE BEDROOM RETIREMENT FLAT IN SOUTHSEA WITH NO FORWARD CHAIN! A lovely home found within one of Southsea's most popular retirement complexes, Mansion Court in Granada Road. The property is excellently positioned with Canoe Lake, the seafront and local amenities all within a short walk. The accommodation itself offers spacious living with a 16ft (approx.) lounge, fitted kitchen, double bedroom (with fitted wardrobe) and a fitted shower room. This second floor flat benefits from a host of communal facilities including 24hr emergency assistance via pull cords, house manager, residents' lounge and sun room, laundry room, guest suite, southerly aspect communal gardens and residents' parking. Please call our Southsea branch for further details or to arrange your viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Lift and stairs to all floors, door to flat.

HALLWAY

Emergency pull cord system, night storage heater, carpeted, airing cupboard housing domestic hot water cylinder, doors to all rooms.

BATHROOM

5' 7" x 7' 2" (1.71m x 2.19m)

Panel enclosed bath with electric shower over, close coupled WC, pedestal mounted basin, heated towel rail, wall mounted electric heater, shaver point, tiled to principal areas and carpeted flooring.

LOUNGE/DINER

10' 2" x 16' 2" (3.10m x 4.94m)

Two double glazed windows to side elevation, night storage heater, electric fire with surround, TV point, through to:-

KITCHEN

9' 4" x 7' 2" (2.87m x 2.20m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker, space for fridge/freezer, tiled to principal areas and vinyl flooring.

BEDROOM

9' 1" x 11' 8" (2.77m x 3.56m)

Double glazed window to side elevation, night storage heater, carpeted, built-in mirrored wardrobe, TV point.

RESIDENTS PARKING

Non allocated off road parking for residents'.

COMMUNAL FACILITIES

24hr Emergency assistance with on-site house manager, communal lounge and sun room, laundry room, guest suite, kitchen and residents' parking.

AGENTS NOTE:

COUNCIL TAX

Band C.



LEASE INFORMATION:



As of April 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Grange Property Management

Balance of Lease: 62 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: TBC

Maintenance/Service Charges: £3048.00 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in service charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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