

FLAT 2
22 ST. RONANS ROAD, SOUTHSEA,
PO4 0PT



£215,000 Leasehold

WELL-PRESENTED TWO BEDROOM FLAT! This lovely hall floor flat can be found in a popular residential location in Southsea. St. Ronans Road is just south of Albert Road and is within a short walk of central Southsea shopping areas and the seafront! The property briefly comprises; entrance hall, two generously sized bedrooms, fitted bathroom suite and open plan kitchen/living room with newly fitted contemporary kitchen and bay window. Additional benefits include gas central heating, double glazing and a communal garden with brick-built shed. To fully appreciate the size and location on offer, we highly advise an internal inspection at your earliest convenience.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMUNAL ENTRANCE

Wooden door to:-

COMMUNAL HALL

Stairs to upper floors, doors to all flats.

ENTRANCE

Doors to all rooms, storage cupboard, radiator part carpeted and part laminate flooring.

KITCHEN/LIVING ROOM

18' 0" into bay x 14' 10" at widest point (5.51m x 4.54m)

Double glazed bay window to front elevation, laminate flooring, radiator, cupboard housing wall mounted boiler (installed April 2023). Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, ceramic sink with mixer tap, gas oven and gas hob with extractor hood over, space for fridge/freezer, integral washing machine and dishwasher, tiled to principal areas.

BEDROOM ONE

12' 10" x 9' 10" (3.92m x 3.00m)

Double glazed window to rear elevation, carpeted, built-in wardrobes, radiator.

BATHROOM

7' 5" x 5' 9" (2.27m x 1.77m)

Fitted bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

BEDROOM TWO

10' 0" x 7' 7" (3.05m x 2.32m)

Double glazed window to rear elevation, radiator, carpeted.

COMMUNAL GARDEN

Paved throughout, communal brick-built shed.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Pier Management Ltd/22 St. Ronans Road RTM Company Ltd.

Balance of Lease: 103 years remaining.

Ground Rent Charges: £150 per annum.

Ground Rent Review Period: Every 25 years.

Maintenance/Service Charges: £350 per annum.

Maintenance /Service Charges Review Period: As and when basis.

Building Insurance: £188 per annum.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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