



## £150,000 Share of Freehold

LOVELY ONE BEDROOM FLAT WITH NO FORWARD CHAIN! A one bedroom property located in the heart of Southsea offered with a SHARE OF FREEHOLD. This property is a must view! Situated along Nelson Road in central Southsea, just a short stroll from all of Palmerston Road's independent shops, cafes and restaurants. The accommodation has been tastefully modernised by the current owner and provides a living room with bay window, modern fitted kitchen with integral appliances, modern bathroom suite and a southerly aspect double bedroom. This first floor property is host to a number of benefits including double glazing and gas central heating, which makes it an ideal purchase for first time or investment purchasers. Viewing is an absolute must to fully appreciate this property.



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## COMMUNAL ENTRANCE

Wooden door to:-

## COMMUNAL HALLWAY

Stairs to all floors, door to Flat 3.

## HALLWAY

Laminate flooring, radiator, doors to all rooms.

## LOUNGE

14' 7" x 10' 8" (4.46m x 3.27m)

Double glazed bay window to front elevation, radiator, solid wood flooring.



## BATHROOM

9' 3" x 5' 2" (2.83m x 1.59m)

Panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash basin, close coupled WC, radiator, tiled to principal areas, obscure double glazed window to front elevation.



## KITCHEN

8' 8" x 5' 10" (2.66m x 1.79m)

Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, electric oven, gas hob, integral washing machine and fridge/freezer, cupboard housing wall mounted boiler, radiator, vinyl flooring.

## BEDROOM

12' 0" x 10' 1" (3.67m x 3.09m)

Double glazed window to rear elevation, radiator, solid wood flooring.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## AGENTS NOTE:

## COUNCIL TAX

Band A.



# LEASE INFORMATION:



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

**Tenure:** Share of Freehold

**Landlord/Managing Agent:** GD3 Property Ltd.

**Balance of Lease:** 960 years remaining.

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

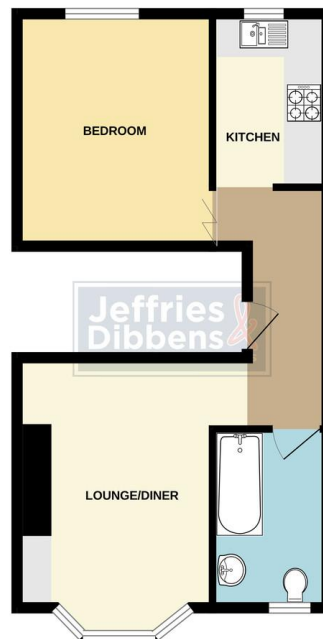
**Maintenance/Service Charges:** £1,300 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within service charge.

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

FIRST 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 misstatement. 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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## OFFICE ADDRESS

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