



Nesbits

Established 1921

Flat 3, 16 St Ronans Road, Southsea, PO4 0PT

Price £155,000

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This very well situated and spacious TWO BEDROOM FIRST FLOOR APARTMENT benefits from an 18ft living room, gas fired central heating, and replacement double-glazing - ideal for first time buyers in particular, or for investors (having a potential gross yield of around 8.5% p.a., at a projected rent of £1,100 p.c.m.). St Ronans Road runs from Waverley Road to Albert Road, No. 16 being on the south-east side a short distance from the former. This pleasant and popular residential address is some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and The Seafront, placing a wide range of public amenities within comfortable reach.



The apartment is one of four units within a substantial and stylish late-Victorian semi-detached building having brick elevations under a modern tiled roof, the facade incorporating recessed porch and triple bay window. Previously let, it is available now with the further asset of NO ONWARD CHAIN and full details are as follows:

Steps up to:

ENTRANCE PORCH

Period main door to:

COMMON LOBBY

Stairs to upper floors.

FLAT 3

ENTRANCE HALL

LIVING ROOM

18'0 x 14'11 (5.49m x 4.55m)

Coved, textured Artex ceiling. Wide splay bay window to front elevation having UPVC replacement double-glazing. Feature Regency-style period fire surround. Double panel radiator. Doorway to:

KITCHEN

7'6 x 6'11 (2.29m x 2.11m)

Fitted base and wall cupboards, work

surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. UPVC replacement double-glazed window to front elevation,

BATHROOM & W.C.

14'5 x 4'9 (4.39m x 1.45m)

White suite comprising: panelled bath with 'Mira' independent shower mixer, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail. 'Heatline' gas fired central heating and hot water boiler. UPVC replacement obscure double-glazed window to side elevation; period sash window also.

BEDROOM ONE

12'11 x 10'4 (3.94m x 3.15m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Double panel radiator.

BEDROOM TWO

9'4 x 9'3 (2.84m x 2.82m)

(plus deep recess) UPVC replacement double-glazed window to rear elevation. Double panel radiator.

GENERAL INFORMATION

Tenure: 99 years leasehold from 25.2.1986 (59 years remaining). NOTE:

the sellers will extend the current lease by 90 years (to 149), this benefit being conveyed to the Buyer upon completion.

Service Charge: £1,600 p.a.

Ground Rent: £75 p.a. (converting to a peppercorn upon extension).

COUNCIL TAX

Band 'A' - £1,527.80 p.a. (2026-27).

EPC

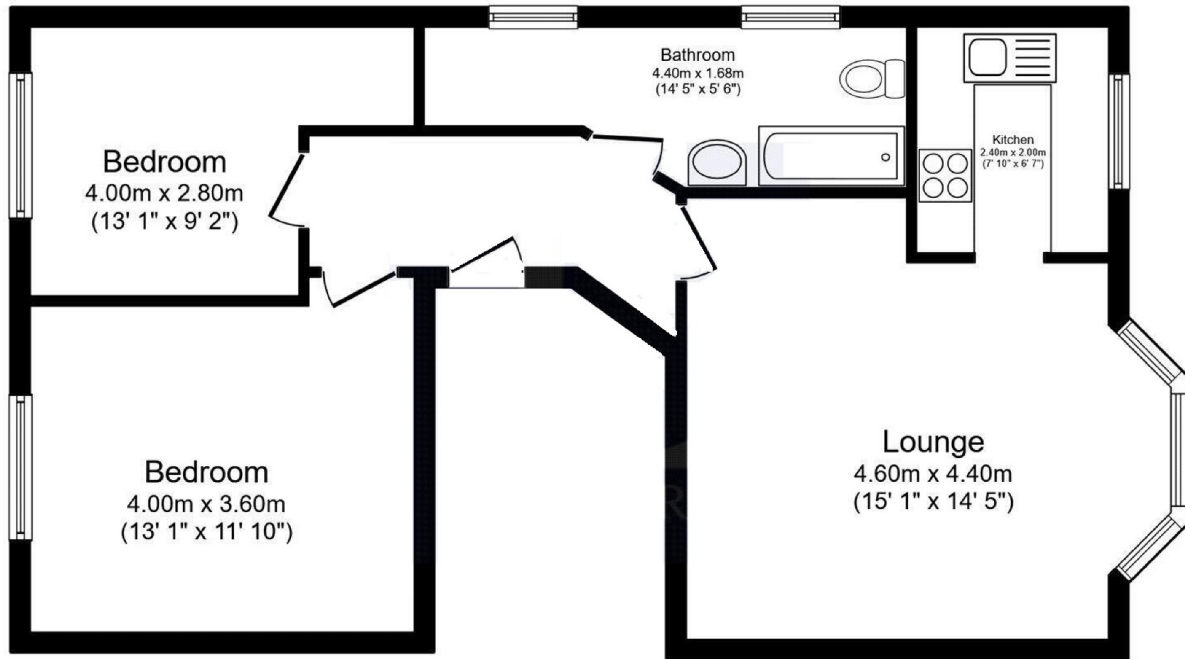
Energy Rating 'C' (Floor Area 59 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18082/059420)







Floor Plan

Total floor area 62.0 sq. m. (667 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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