

**FOR SALE**



**Victoria Road North, Southsea**  
**Asking Price Of £57,500**

**MARTIN & CO**

# Victoria Road North, Southsea

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- Retirement Property
- No Forward Chain
- Communal Gardens
- Parking
- Lift Access

Immaculately presented third- floor retirement apartment for the over 60s, set at the rear of this sought- after development with pleasant garden views. The property offers a large lounge, fitted kitchen, double bedroom with wardrobes, and a stylish shower room.

Retirement Apartment – Immaculate Third Floor Home  
Perfect for the over 60s seeking secure, comfortable retirement living.

This beautifully presented apartment offers a welcoming blend of modern convenience and community facilities, all set within well- maintained gardens.

#### □ Key Features

- Immaculate condition throughout
- Large lounge with pleasant garden views
- Fitted kitchen with integrated appliances
- Double bedroom with built- in wardrobes
- Stylish shower room with ladder towel radiator
- Third floor position at the rear of the development



- No forward chain – a smooth purchase process

□ Accommodation

- Entrance Hall – storage cupboard, airing cupboard, fitted carpet
- Lounge – UPVC double- glazed bay w window , intercom entry system, fitted carpet, opening to kitchen
- Kitchen – wall & base units, roll- top work surfaces, stainless steel sink, electric hob/oven, extractor, space for fridge & freezer, vinyl flooring
- Bedroom – UPVC double- glazed w window , built- in wardrobes, fitted carpet
- Shower Room – enclosed shower, WC, wash basin, tiled splashback, ladder towel radiator, vinyl tile flooring

□ Tenure & Charges

- Lease term: 125 years (87 years remaining)
- Ground Rent: £150 per annum
- Service Charge: £3,218.32 per annum (includes water & buildings insurance)

This apartment combines independence with the reassurance of a supportive community, making it an ideal choice for those ready to enjoy retirement living at its best.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

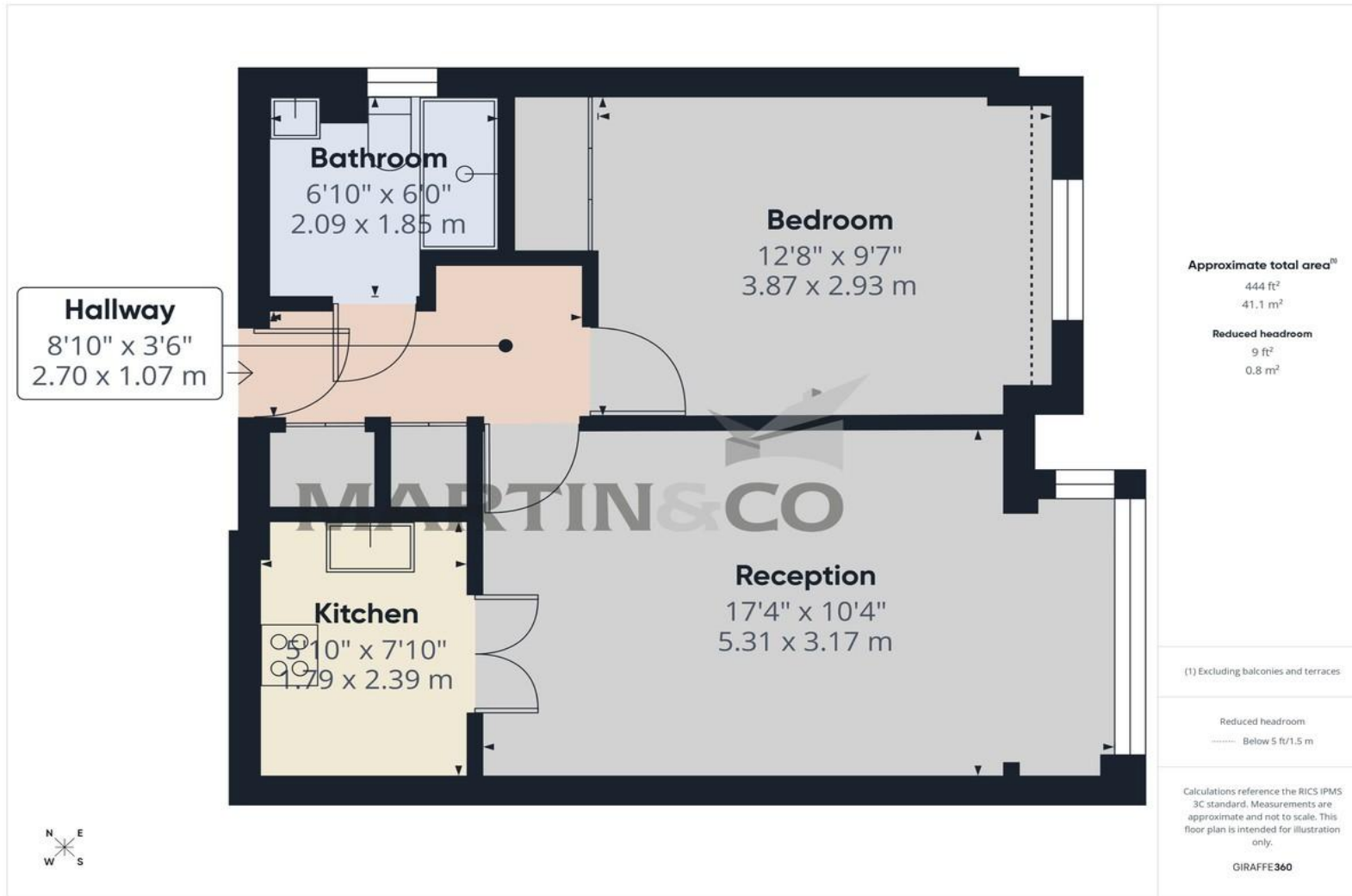
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>	<b>80 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.