



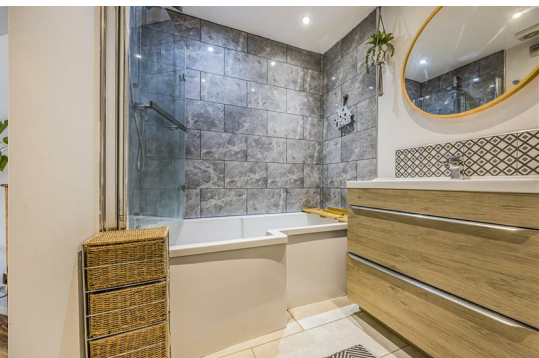
St. Marys House St. Marys Road

Portsmouth, PO3 6AB

Offers in excess of £150,000



READY TO MOVE INTO**FANTASTIC FIRST HOME OR DOWNSIZE***PARKING***TOP FLOOR ONE BEDROOM FLAT**SPACIOUS BEDROOM & RECEPTION SPACES



Located in the heart of Portsmouth on the popular St. Marys Road, this charming and spacious one-bedroom top-floor apartment offers an impressive 609 sq ft (56.6 sq m) of accommodation and a fantastic combination of period character and modern improvements. Set within a beautiful Grade II listed building, the property would make an excellent first home for first-time buyers, professionals and couples, while also offering plenty of practical benefits for those looking to downsize or invest.

The apartment is conveniently positioned for a fantastic range of local amenities, with shops, a gym and a park all within easy reach, while Fratton train station and local bus stops are also nearby. This makes the property particularly well suited to commuters looking for a well-connected home in a popular Portsmouth location.

Being on the top floor with no neighbours above, the apartment offers a greater sense of privacy and peace. Inside, the generous accommodation begins with a spacious lounge/dining area, providing plenty of room for both relaxing and entertaining, while the characterful features of the building add to its appeal.

The large kitchen measures approximately 4.08m x 2.76m, offering an unusually generous amount of space for a one-bedroom apartment. It has been stylishly updated with contemporary units and integrated appliances, creating a practical and attractive kitchen with plenty of room for everyday cooking and dining.

The well-sized double bedroom is another particular highlight, comfortably accommodating a king-size bed, wardrobe and additional furniture. The property also benefits from a modern bathroom and a separate WC, providing that extra level of convenience for couples, guests and everyday living.

There is also an excellent amount of private storage. The apartment benefits from two large loft storage spaces, both with ladder access, providing valuable additional space that is solely for the use of this apartment. One is accessed from the kitchen and the other from the bedroom, offering a fantastic solution for storing luggage, seasonal items and belongings that you don't need to keep within the main living accommodation.

The apartment has also benefited from a number of important recent improvements, including new electrics throughout, complete with a 10-year electrical certificate, as well as a new heating system, providing additional peace of mind for the new owner.

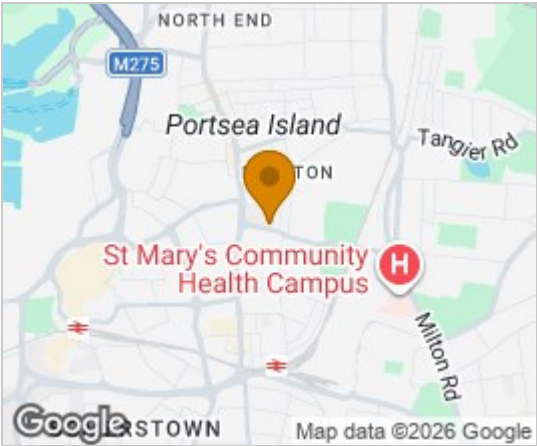
Outside, residents can enjoy the property's communal green spaces, while the apartment also comes with an allocated parking space with its own lockable bollard. The bollard can be secured by the owner when required, providing an added level of convenience and reassurance when it comes to having your own designated parking space — a particularly valuable feature in such a popular part of Portsmouth.

With its generous 609 sq ft footprint, large kitchen, two private loft storage spaces, allocated parking and top-floor position with no neighbours above, this is a particularly practical one-bedroom apartment that offers considerably more than you might expect.

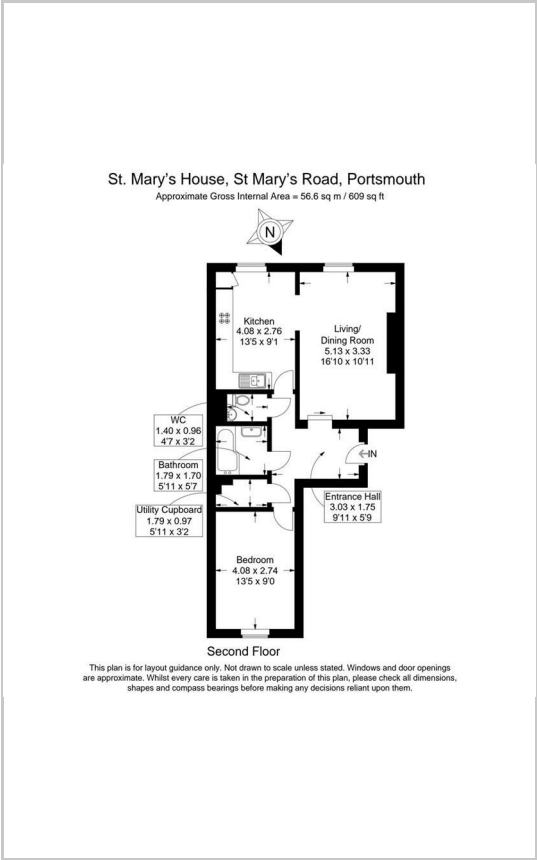
Combining character, space and modern improvements with a convenient location, the property represents an excellent opportunity for a first-time buyer, professional, couple, downsizer or investor.

Early viewing is highly recommended to appreciate the size, space, storage and practical features this apartment has to offer.

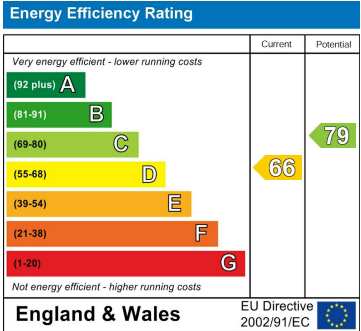
Area Map



Floor Plans



Energy Efficiency Graph



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