



## £170,000 Share of Freehold

TWO BEDROOM APARTMENT WITH GARAGE, OFF ROAD PARKING & SHARE OF FREEHOLD! A well-presented two bedroom first floor apartment situated within this award-winning, beautifully characteristic converted convent along Lawrence Road. The spacious internal accommodation of this Grade II Listed building offers; entrance hall, bathroom, two double bedrooms and a 33ft lounge/kitchen and dual aspect windows. Benefits include a garage with off road parking in front, a share of the freehold and NO FORWARD CHAIN. We highly advise an internal viewing at your earliest possible opportunity, and this can be arranged by calling the Southsea branch along Marmion Road.



## COMMUNAL ENTRANCE

Door to:-

## COMMUNAL HALL

Stairs to all floors and door to flat 44.

## HALLWAY

Doors to all rooms, wall mounted electric heater.

## LOUNGE/KITCHEN

33' 3" x 12' 4" (10.14m x 3.76m)

## LOUNGE AREA

Dual aspect sash windows, carpeted, wall mounted electric heater, cupboard housing electric meter and consumer unit.

## KITCHEN

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, spaces for cooker and fridge/freezer, space and plumbing for washing machine, tiled to principal areas and laminate flooring.



## BATHROOM

7' 1" x 6' 5" (2.16m x 1.97m)

Panel enclosed bath with electric shower unit over, pedestal mounted wash basin, low level WC, heated towel rail, vinyl flooring, obscure sash window.



## BEDROOM ONE

10' 1" x 9' 10" (3.09m x 3.01m)

Sash window to rear elevation, carpeted, wall mounted electric heater.

## BEDROOM TWO

14' 1" x 7' 7" (4.30m x 2.33m)

Dual aspect sash windows, wall mounted electric heater, carpeted.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92+)                                       | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            | <b>82</b> |
| (55-68)                                     | <b>D</b> | <b>69</b>                  |           |
| (39-54)                                     | <b>E</b> |                            |           |
| (21-38)                                     | <b>F</b> |                            |           |
| (1-20)                                      | <b>G</b> |                            |           |
| Not energy efficient - higher running costs |          |                            |           |
| England & Wales                             |          | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |          |                            |           |



# LEASE INFORMATION:



As of November 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Share of Freehold.

**Landlord/Managing Agent:** Cosgroves.

**Balance of Lease:** 992 years remaining.

**Ground Rent Charges:** N/A

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

**Maintenance/Service Charges:** £2700 per annum.

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

**Building Insurance:** Included in Maintenance/Services Charges.

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 mis-statement. 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

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

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