



44 Shaftesbury Road
Southsea, PO5 3JR
Asking Price £199,000

co  **groves**
Sales, Rentals and Block Management

44 Shaftesbury Road, Southsea, PO5 3JR

NO CHAIN AND LOCATED IN THE HEART OF CENTAL SOUTHSEA MOMENTS FROM SEAFRONT, COMMON AND THE BUSY/VIBRANT PALMERSTON ROAD. The accommodation of this bright split level apartment includes 2 double bedrooms, modern fitted kitchen with appliances, modern bathroom, lounge/dining room. Other benefits include double glazing, gas central heating and remaining lease term of 998 years. Conveniently located close to shops, bars, restaurants, coffee shops, cafes, Southsea library, Waitrose and Gunwharf Quays.

Communal Entrance

Security intercom providing access to communal hall with stairs to second floor. Flat front door to:

Entrance Hall

Double glazed window to side, door to bedroom.

Bedroom 1

11'6 x 10'3 (3.51m x 3.12m)

Double glazed window to rear, radiator, coved ceiling.

Landing

Security intercom handset, radiator, meter cupboard, thermostat control.

Lounge/Dining Room

16'8 x 9'3 (5.08m x 2.82m)

Double glazed window to front, feature fireplace with mantelpiece over, radiator, radiator.

Kitchen

8'8 x 6'3 (2.64m x 1.91m)

Double glazed window to rear, one and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, gas hob, extractor, washing machine, fridge/freezer, part tiled walls, laminate flooring, Vaillant gas boiler.

Bedroom 2

13'7 x 9'4 (4.14m x 2.84m)

Double glazed window to front, coved ceiling, radiator.

Bathroom

8'8 x 4'10 (2.64m x 1.47m)

White suite comprising bath with shower attachment, shower screen, WC, wash hand basin with storage below, part tiled walls, double glazed window to side, ladder radiator, extractor, coved ceiling, shaver point, laminate flooring.

Additional Information

Tenure - Leasehold

Length of Lease - 999years from 20/05/2025 - 998 years remaining

Service Charge - £2100pa (includes buildings insurance)

Ground Rent - £0pa

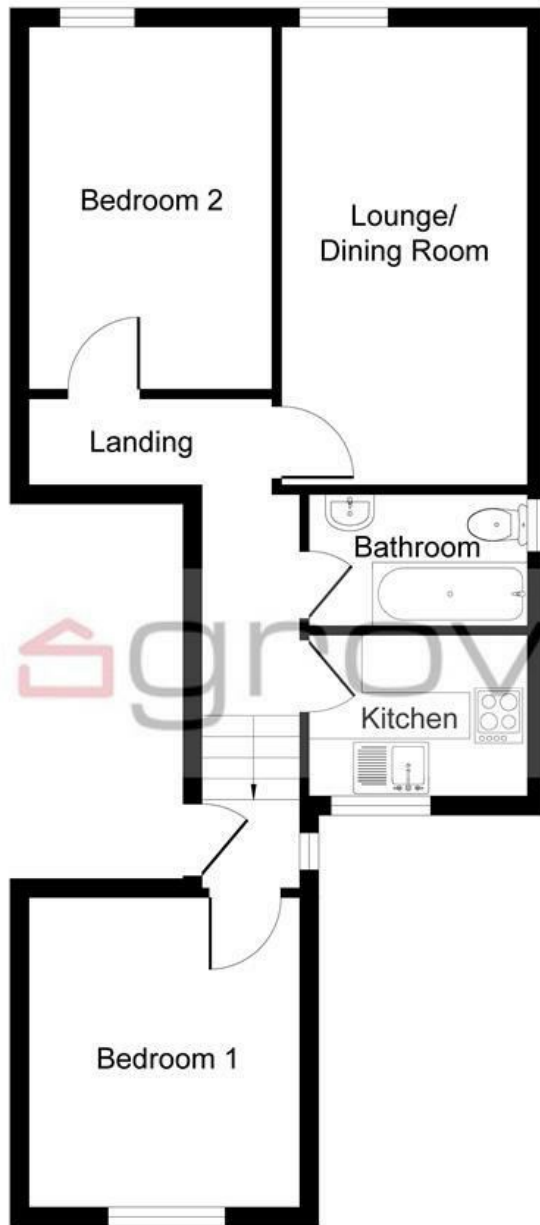
Council Tax Band - A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Top Floor

Shaftesbury Road, Southsea, PO5 3JR

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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