



2 Landport Street
Southsea, Hampshire PO5 4EX
Asking Price £120,000

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

2 Landport Street, Southsea, Hampshire PO5 4EX

SPACIOUS 1 BEDROOM GROUND FLOOR APARTMENT WITH PARKING: THIS PROPERTY CAN BE OFFERED WITH VACANT POSSESSION OR WITH TENANT IN SITU PAYING £850PCM. The accommodation consists of a large lounge/diner, fitted kitchen, bathroom and good size bedroom. There is the added benefit of off road parking for one car and a remaining lease term of 121 years approximately. This property is located within a short walk of Southsea seafront, Palmerston Road, Albert Road, Portsmouth City Centre, Portsmouth University, Gunwharf Quays, Old Portsmouth and mainline train stations, making this property perfect for anyone working either in Portsmouth City or commuting.

From the car park, enter the property via wooden front door into:

Lounge/Diner

18'6 x 15' maximum measurements
(5.64m x 4.57m maximum measurements)

Double glazed window to side, coved and textured ceiling, two radiators, archway leading to:

Kitchen

11'4 x 8'11 (3.45m x 2.72m)

One and a half bowl sink unit with drainer, mixer taps, tiled splashbacks and range of wall and base cupboards. Wall mounted Worcester gas boiler, double glazed window to side and additional window giving borrowed light to the hallway. Integrated electric cooker, gas hob and extractor fan over. Plumbing for washing machine, and spaces for tumble dryer and fridge freezer. Radiator. tiled floor, coved and textured ceiling.

Bedroom

14'4 x 9'10 (4.37m x 3.00m)

Double glazed window to side, coved and textured ceiling, radiator.

L-Shaped Bathroom

6'7 x 9'1 (2.01m x 2.77m)

White suite comprising of low-level WC, wash hand basin and panelled bath with mixer taps, shower attachment. Double glazed window to front aspect, radiator, vinyl flooring.

Parking

Off road parking for one car.

Additional Information

Tenure - Leasehold

Length of Lease - 150 years from 24

June 1997 - 121 years remaining

Service Charge - £2218PA (includes buildings insurance)

Ground Rent - £75.00

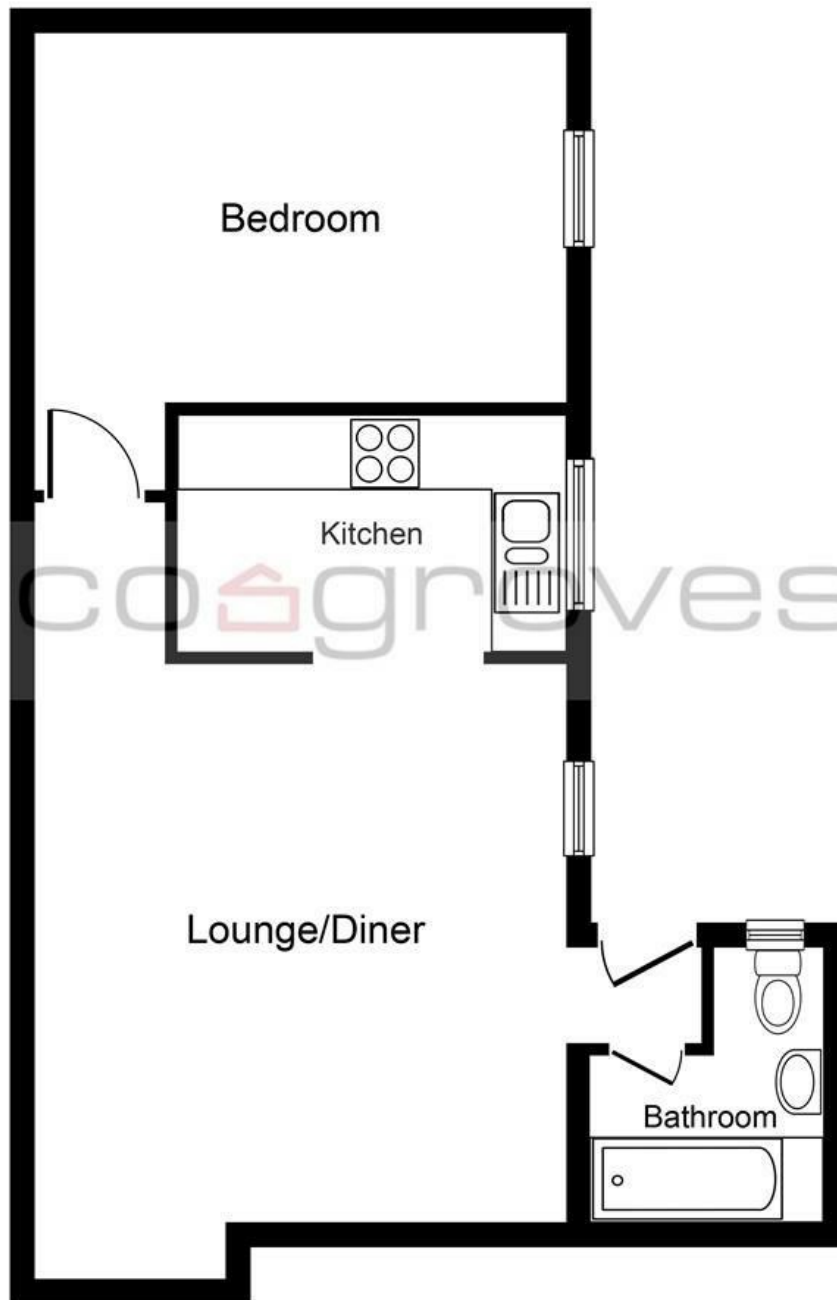
Council Tax Band - A

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.





Suncourt, Landport Street, Southsea PO5 4EX

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC	

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

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