

1 Alhambra Road
Southsea, PO4 0HQ
Asking Price £200,000

cogroves
Sales, Rentals and Block Management

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NICELY PRESENTED BRIGHT & AIRY 2 BEDROOM SECOND FLOOR APARTMENT LOCATED MINUTES FROM SEAFRONT, CANOE LAKE, ALBERT ROAD & PALMERSTON ROAD. The accommodation comprises 2 bedrooms, good size open plan lounge/kitchen/dining room, re-fitted shower room. Other benefits include share of freehold, double glazing and gas central hearing.

Communal Entrance
Steps up to communal front door with security intercom allowing access to communal entrance. Stairs to second floor.

Flat front door to:

Entrance Hall
Wall mounted security intercom handset, spotlights, radiator, door to:

Lounge/Dining/Kitchen
19'1 x 14'8 overall measurements (5.82m x 4.47m overall measurements)
Double glazed sash window to front, Velux window to rear, spotlights, radiator. Single drainer sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring, part tiled walls.

Bedroom 1
11'6 x 9'5 (3.51m x 2.87m)
Double glazed sash window to front, radiator, spotlights.

Bedroom 2
8'3 x 7'8 (2.51m x 2.34m)
Velux window to rear, radiator.

Shower Room
8'5 x 6'1 (2.57m x 1.85m)
Refitted suite comprising shower cubicle, wash hand basin with storage below, WC, part tiled wall, tiled flooring, heated towel rail, Velux window to rear.

Additional Information

Tenure - Share of freehold
Length of lease - 125 Years from 25/12/2009 (108 years remaining approximately)
Service Charge/Buildings Insurance - £2684.98
Ground Rent - N/A

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.

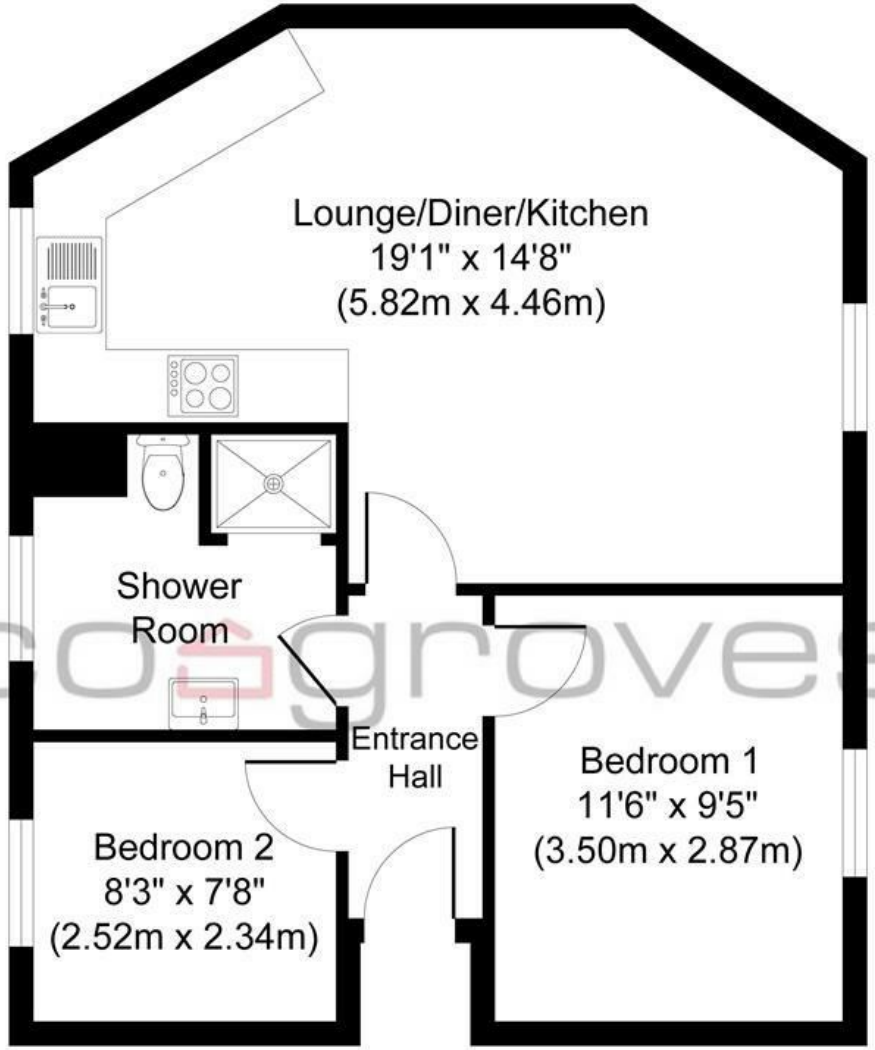
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





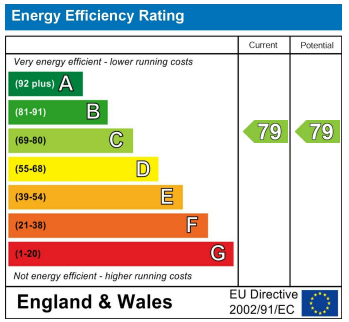


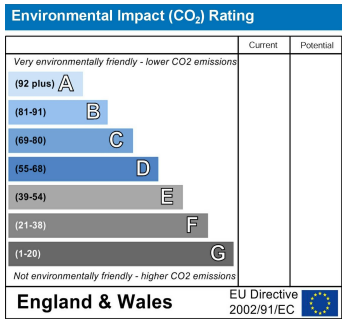


Top Floor
Approximate Floor Area
520 sq. ft
(48.30 sq. m)

Flat 9, 1, Alhambra Road, Southsea, PO4 0HQ

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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