



Flat 7, 66-68 Whitwell Road  
Southsea, PO4 0QS

**Asking Price £156,000**

**co**groves

Sales, Rentals and Block Management

## Flat 7, 66-68 Whitwell Road, Southsea, PO4 0QS

1 bedroom first floor apartment located in the Craneswater Park vicinity which is a short walk to Southsea Seafront, Canoe Lake, Palmerston Road Shopping Precinct, Albert Road, bars, restaurants, cafes, supermarkets and bus routes. The accommodation comprises a double bedroom, good size lounge with feature fireplace, fitted kitchen, bathroom. The property is fitted with double glazing, gas central heating, offered with no chain and is being sold with a remaining lease term of 107 years.

### Communal Entrance

Double glazed door leading to communal hall with stairs to first floor. Flat door to:

### Entrance Hall

Textured ceiling, wall mounted consumer unit and electric meter, radiator.

### Lounge

13'4 x 15'1 (4.06m x 4.60m)

Double glazed window to rear, feature fireplace, coved and textured ceiling, picture rail, radiator, cupboard housing Vaillant boiler.

### Kitchen

6'4 x 7'5 (1.93m x 2.26m)

Double glazed window to side, single drainer stainless steel sink unit with wall and base cupboards, built in oven, hob and extractor, integrated washing machine, fridge freezer, part tiled walls, radiator, textured ceiling.

### Bedroom

11'4 x 11'4 max (3.45m x 3.45m max)

Double glazed window to rear, textured ceiling, radiator and two double wardrobes.

### Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Double glazed window to side, bath, WC, wash hand basin, part tiled walls, radiator.

### Additional Information

Tenure - Leasehold

Length of Lease - 110 Years from 23/03/2023 0 107 Years remaining

approximately.

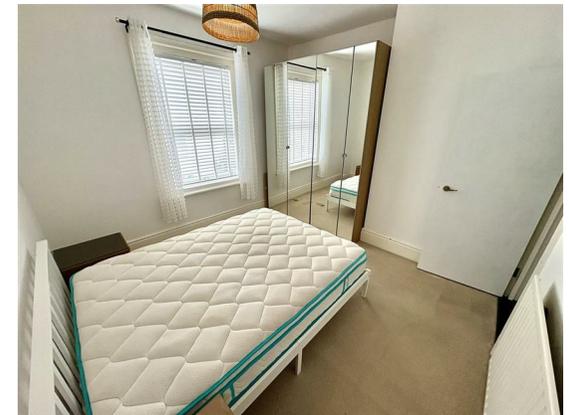
Service Charges - £1925.56pa (includes building insurance)

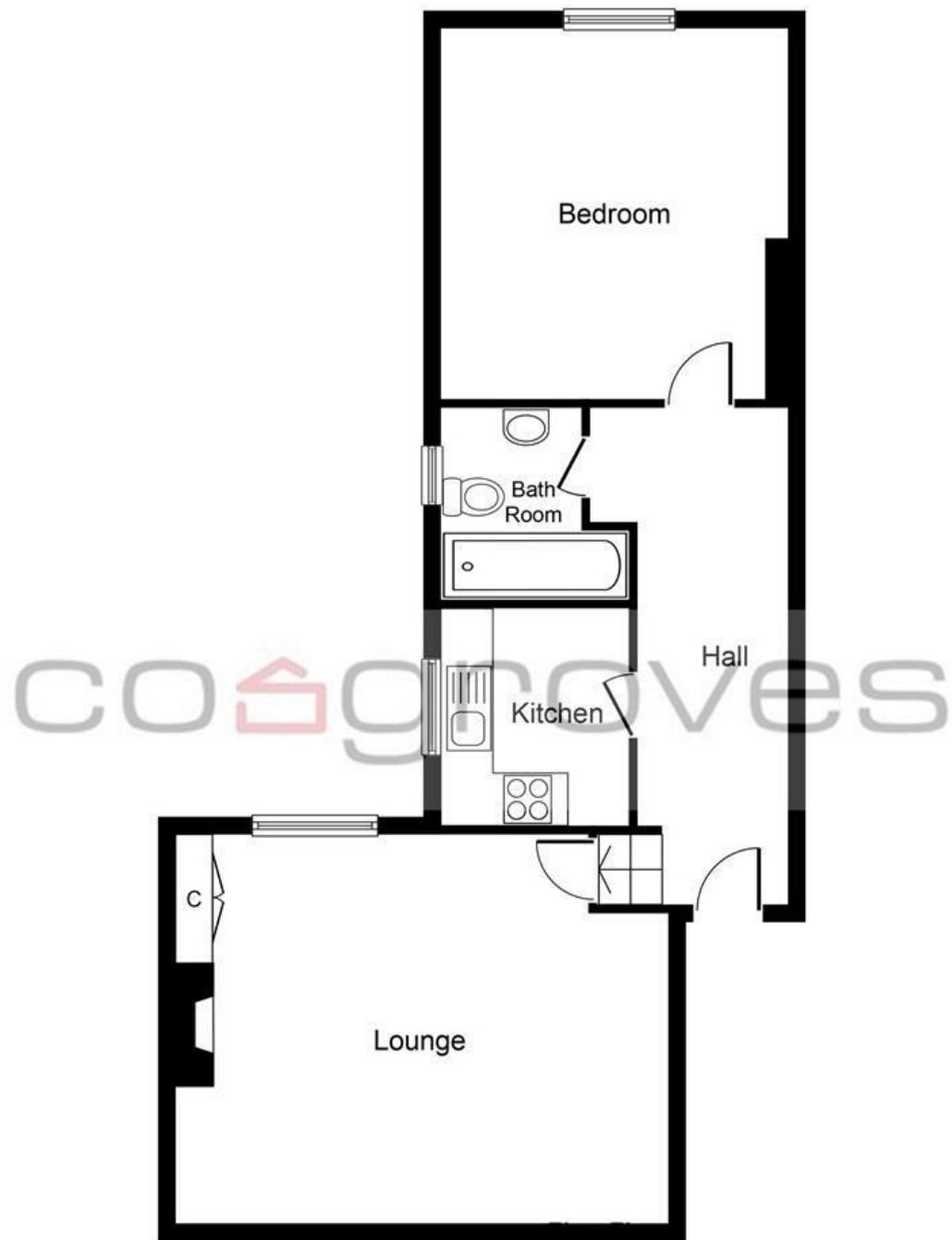
Ground Rent - £100pa

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.





First Floor

Whitwell Road, Southsea, PO4 0QS

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.

Copyright V360 Ltd 2023 | www.houseviz.com

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

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

**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

**Tel:** 02392 827827  
**Email:** info@cosgroves.co.uk  
www.cosgroves.co.uk

