



FOR SALE

£240,000

Flat 3 Waverley Court 1 Waverley Grove,
Southsea, PO4 0PZ.

Tenure: Share of Freehold

ESTATE AGENTS
**LAWSON
ROSE**

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well-presented three-bedroom top floor apartment, complete with allocated off-road parking and a share of the freehold, could make for an ideal first-time or investment purchase. Conveniently positioned in central Southsea on the corner of Waverley Grove and Waverley Road, the property is perfectly situated within easy reach of local amenities, popular cafés, transport links and the nearby seafront and waterfront. Bright, spacious and naturally airy throughout, the accommodation provides a generous living room with dual aspect windows that allow plenty of natural light to flood the space, creating a warm and inviting main living area. There are three good sized bedrooms, two of which benefit from built-in wardrobes, whilst all rooms enjoy a bright and pleasant outlook. The property also boasts a stylish modern fitted bathroom suite, alongside a sizeable kitchen/breakfast room offering ample cupboard and worktop space, making it both practical for everyday living and ideal for entertaining or dining. Externally, the building benefits from a recently renovated garden frontage, whilst to the rear there is a residents' car park with an allocated parking space for the apartment — a hugely valuable addition for such a central Southsea location. Given the location, space and opportunity on offer, we highly recommend an internal viewing to fully appreciate everything this property has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office on 02392 367779.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Term: 119 Years Remaining
- Vendor is director of Management.
- Service Charge: £75.00 P/M Inc building insurance
- Ground Rent: N/A

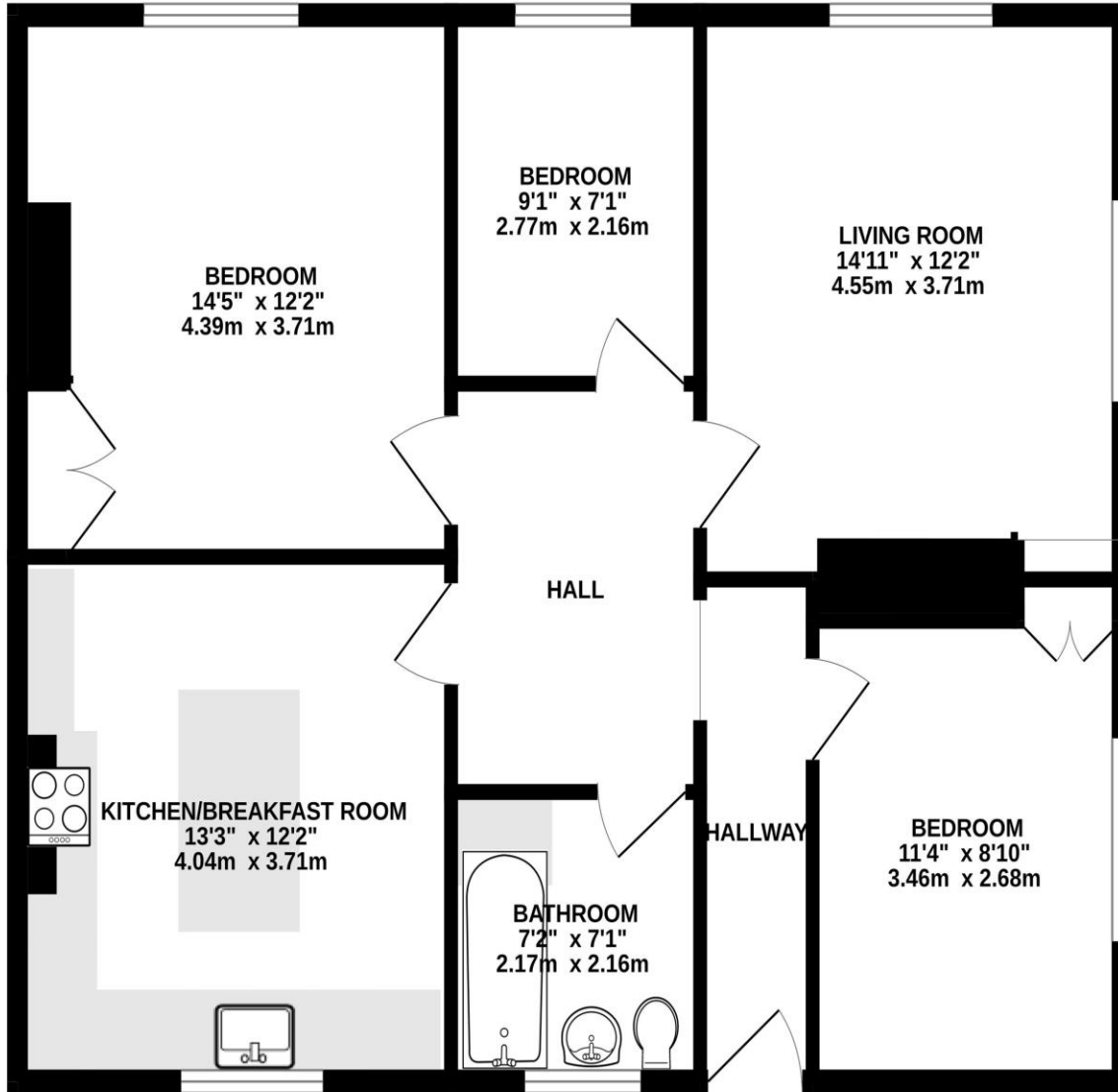


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS





FLAT 3
806 sq.ft. (74.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.