



FOR SALE

£160,000

Flat 4, 15 St. Ronans Road,
Southsea, PO4 0PN.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

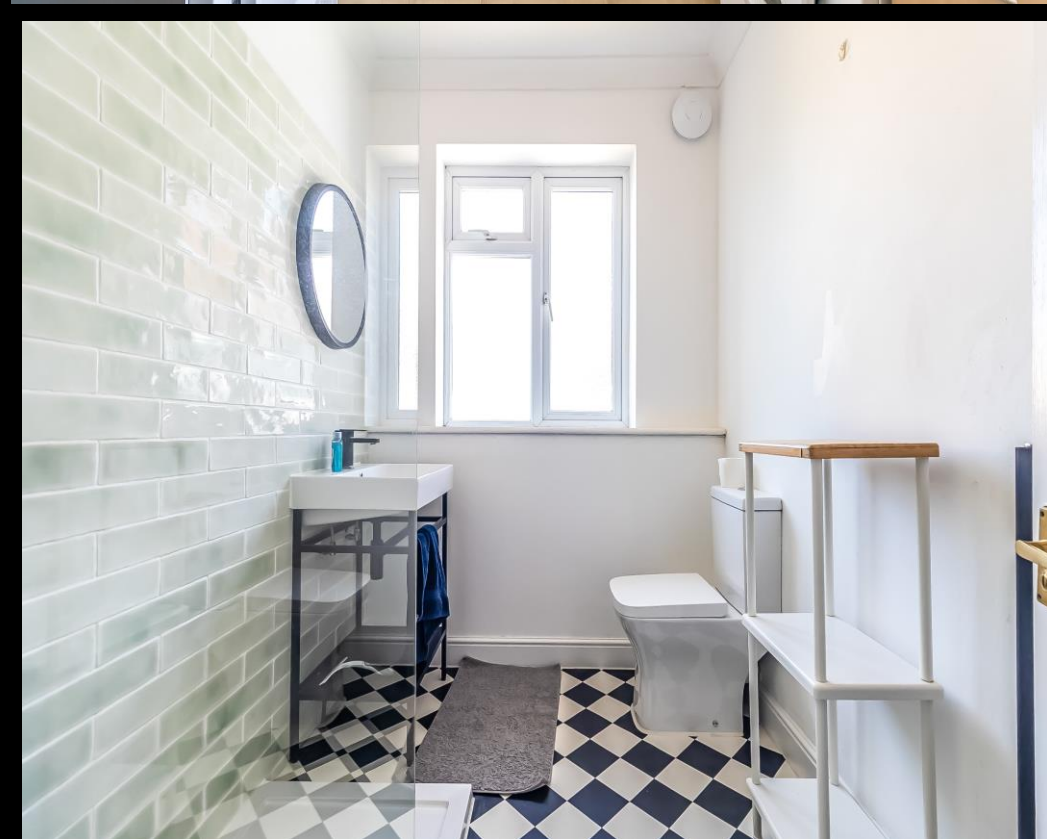
Ideally positioned in the heart of Southsea, this well-presented two-bedroom top floor apartment offers a fantastic opportunity for first-time buyers or investors alike. Situated on the ever-popular St. Ronan's Road and offered with no forward chain, this bright and spacious home is ready to move into. The property features a generous dual-aspect living room that's flooded with natural light, creating a warm and welcoming space to relax or entertain. A recently modernised shower room adds a contemporary touch, while the fitted kitchen is both practical and well-proportioned.

Two good-sized bedrooms complete the layout, offering flexible accommodation for sharers, guests or home working. Light, airy, and neutrally decorated throughout, this charming apartment also benefits from its prime central location—just a short stroll from local shops, transport links, and the seafront. With so much to offer and no onward chain, we highly recommend an early internal viewing. To find out more or to arrange a visit, contact the Lawson Rose sales team today.

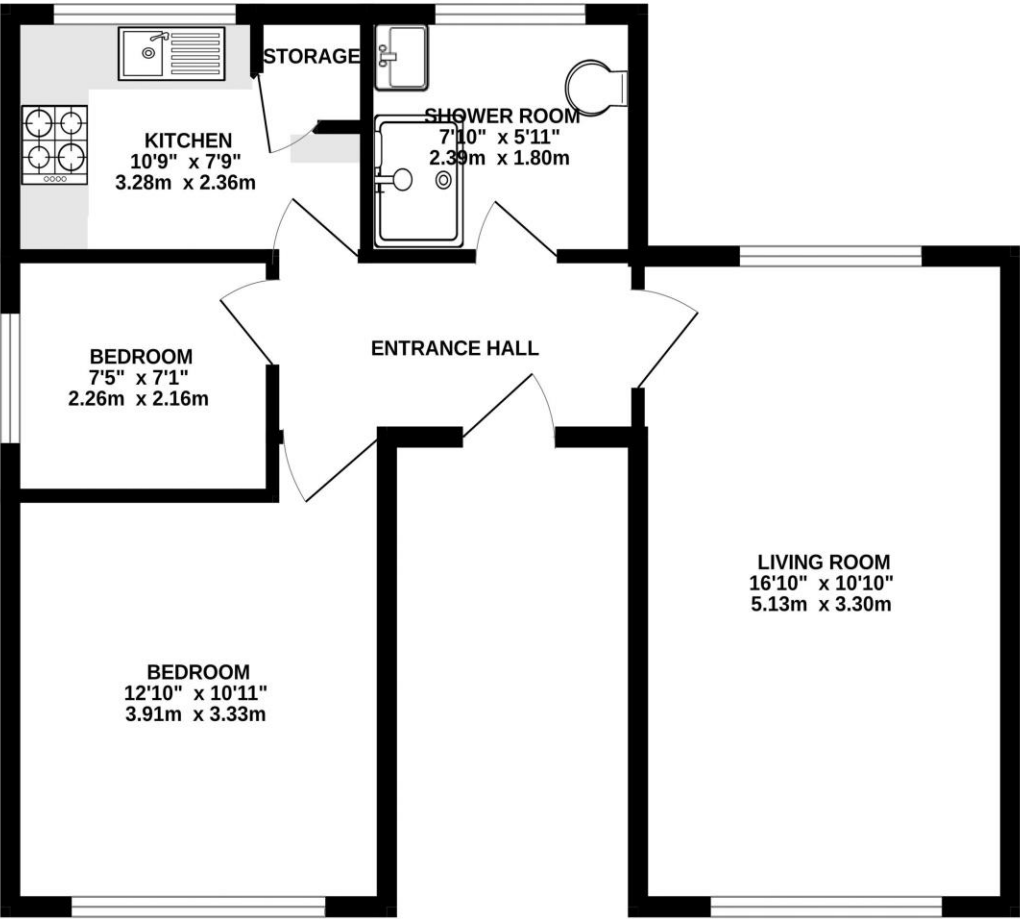
Material Information:

- 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Date of Original Lease: 10 Jan 2019
- Term: 189 years from 27 May 1977 – 141 Years Remaining
- Management Company: DACK
- Service Charge: £477.50 Every 6 Months
- Ground Rent: Peppercorn





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		70 C
39-54	E	51 E	
21-38	F		
1-20	G		

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