Flat 2, 81 Victoria Road South
Southsea, PO5 2BU
Asking Price £160,000

cogroves
Sales, Rentals and Block Management

Flat 2, 81 Victoria Road South, Southsea, PO5 2BU

1 BEDROOM GARDEN APARTMENT WITH OWN PRIVATE ENTRANCE, STUDY, SHARE OF FREEHOLD AND BEING OFFERED WITH NO FORWARD CHAIN. Located in the heart of Central Southsea just a short walk to amenities in Albert Road, Marmion Road and Palmerston Road which includes bars, restaurants, cafes, coffee shops, supermarkets and bus routes. Southsea Seafront is also located nearby. The accommodation comprises a double bedroom, lounge, study, fitted kitchen, shower room.

Pedestrian gate to side:
Walkway leading to flat front door.

Entrance Lobby
4'8 x 4'1 (1.42m x 1.24m)
Double glazed door to side, vinyl flooring, radiator.

Shower Room
6'5 x 5'4 (1.96m x 1.63m)
Suite comprising shower cubicle, wash hand basin, WC, tiled walls, extractor, heated towel rail, double glazed window to rear.

Kitchen
12'3 x 9'5 (3.73m x 2.87m)
Single drainer stainless steel sink unit with wall and base cupboards, work surfaces, electric cooker, washing machine, fridge/freezer, vinyl flooring, part tiled walls, radiator, double glazed window to side.

Lounge
11'2 x 11'9 (3.40m x 3.58m)
Double glazed window to rear, radiator brand new fitted carpet.

Study
11'9 x 6'8 (3.58m x 2.03m)
Radiator, storage shelving/hanging rail, brand new fitted carpet.

Bedroom
15'4 x 7'4 (4.67m x 2.24m)
Double glazed window to rear overlooking courtyard. Wall mounted gas boiler, radiator, fitted wardrobe, wash hand basin, brand new fitted carpet.

Garden
Enclosed rear garden with walled and fenced boundaries, patio area, block paving, covered storage area, door leading to garden shed.

Garden Shed
13'7 x 7'9 (4.14m x 2.36m)
Light.

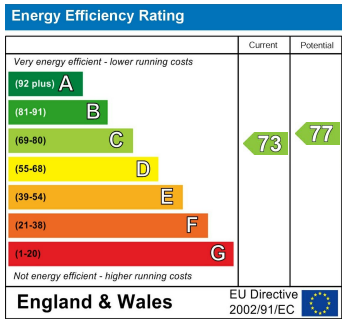
Courtyard
Courtyard area.

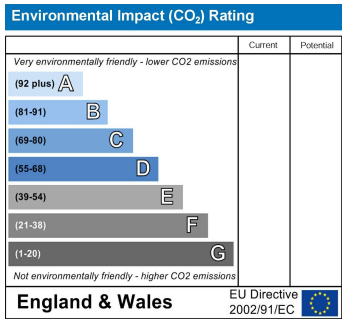
Additional Information
Tenure - Share of freehold
Length of Lease - 125 Years from 25/03/2001 - 100 years remaining approximately
Service Charge – £2348.00 pa - includes buildings insurance
Ground Rent – N/A
Council Tax Band – A

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.





Victoria Road North, Southsea, PO5 2BU

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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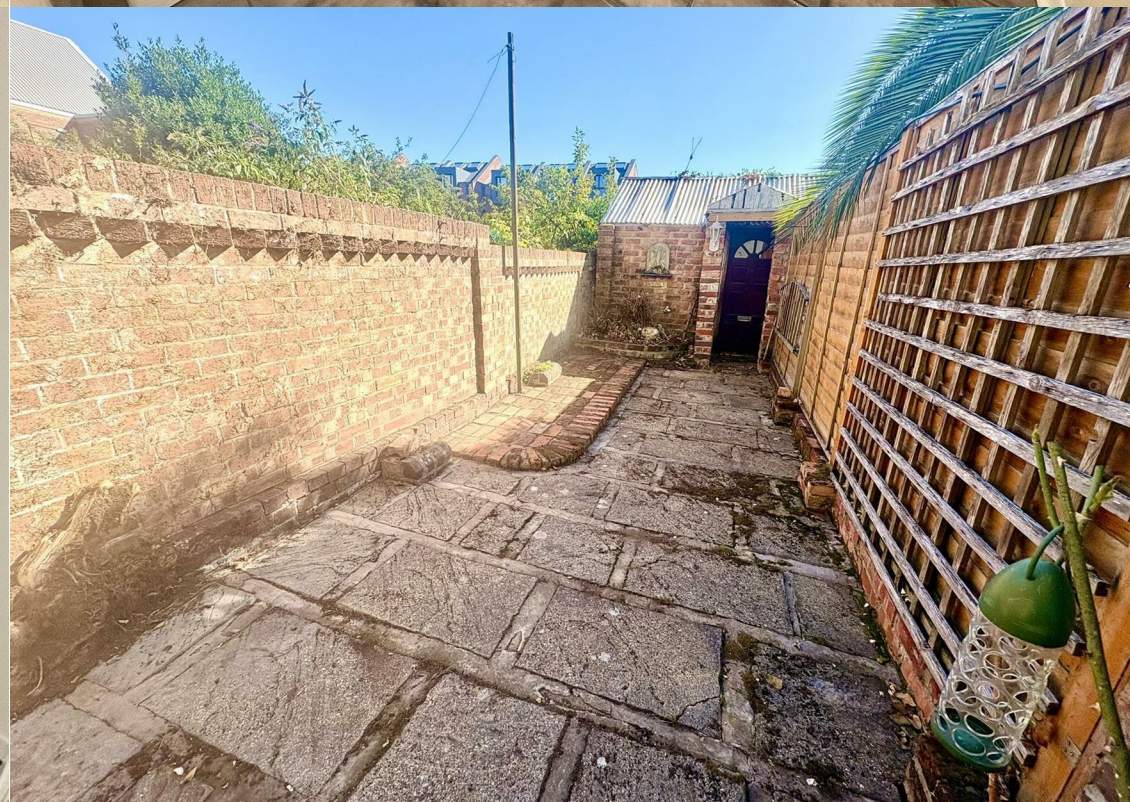
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