

# VICTORIA ROAD SOUTH

SOUTHSEA | PO5 2BZ



OFFERS IN THE REGION OF £240,000  
Leasehold

- Impressive Two Bedroom Top Floor Apartment
- Excellent Central Southsea Close to Albert Road
- Two Double Bedrooms plus Modern Bathroom
- 16ft x 16ft Living/Dining Room with Balcony
- Fitted Kitchen with Integrated Oven & Hob
- Gas Central Heating & Double Glazing
- New 150 Year Lease : Low Energy Rating
- No Forward Chain : Viewing Recommended



## In Brief

We are pleased to offer this **SPACIOUS** two bedroom apartment situated on the top floor of this former school building just around the corner from the popular Albert Road district of Southsea.

The main shopping precinct found at Palmerston Road will also be found within a short walk as well as the **SEAFRONT**.

At over 870 sq.ft (81.6 sq.m), you will be **IMPRESSED** with both the layout and room sizes which includes a 16ft x 16ft living room with small **BALCONY**, two double bedrooms, fitted kitchen with integrated oven and hob plus a modern bathroom suite.

The apartment **BENEFITS** from gas central heating and double glazing throughout together with a new 150 year lease.

With no forward chain, viewing is strongly recommended.

**PLEASE NOTE:** Living Room and Bedroom photos are CGI's for marketing purposes only.

**Offers in the Region Of £240,000**

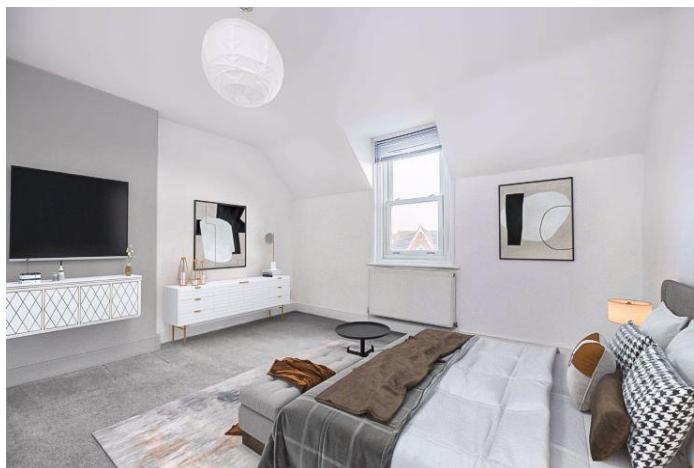
## KEY FACTS

**TENURE:** Leasehold  
**TERM:** New 150 year lease  
**GROUND RENT:** £150 pa  
**SERVICE CHARGE:** £1,223 pa  
**EPC RATING:** 'C'  
**COUNCIL TAX BAND:** 'A'



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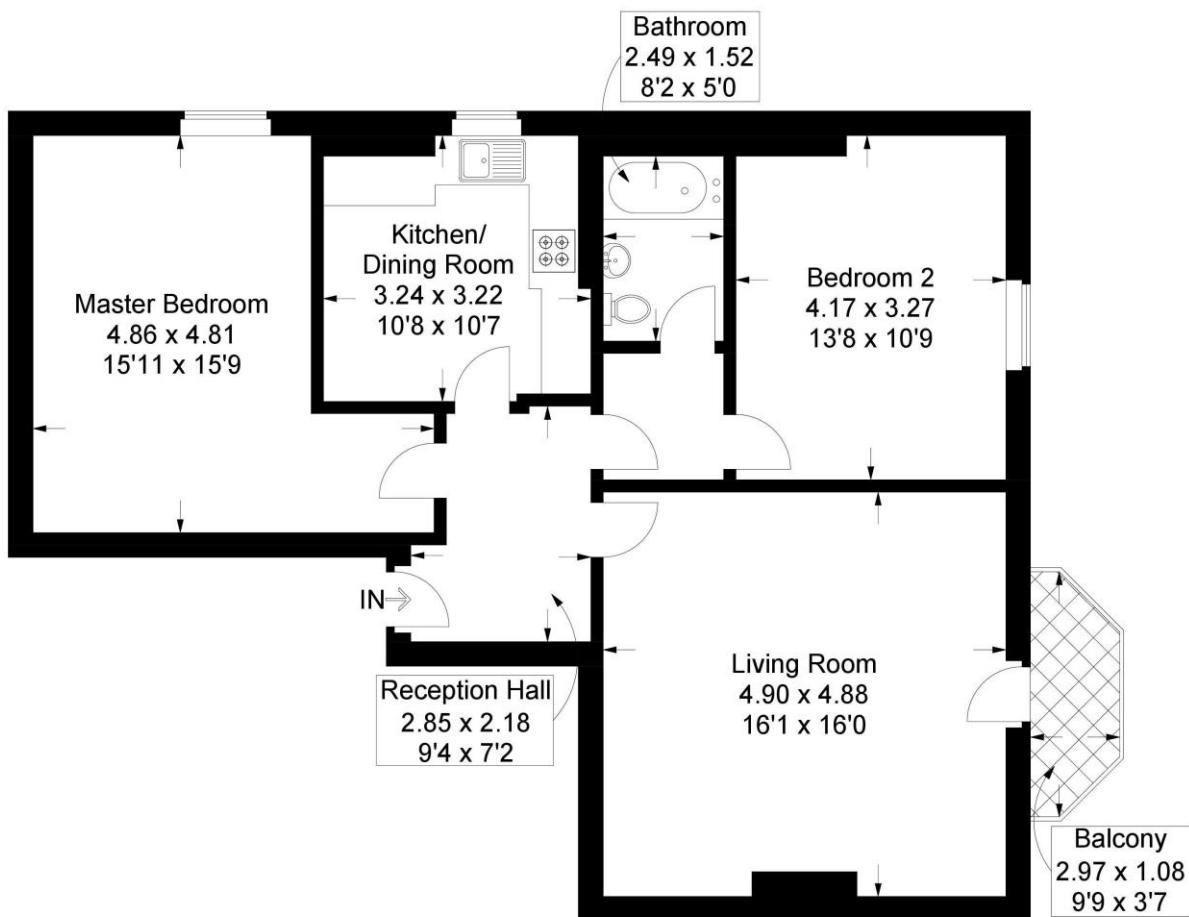




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## Victoria Road South, Southsea

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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7/9 Stanley Street,  
Southsea, PO5 2DS  
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Sales & Lettings  
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Sales & Lettings  
139 Havant Road,  
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