

# PALMERSTON ROAD

SOUTHSEA | PO5 3RH



£195,000  
Leasehold

We have pleasure in marketing for sale this well presented **GROUND FLOOR** apartment located in the heart of Southsea just around the corner from Palmerston Road shopping precinct, the common, **SEAFRONT** and the many cafes, bars and restaurants associated with this fashionable area. With parking a premium in this part of the city, the apartment comes with its own allocated **PARKING BAY** and very useful lock-up store. Once in the immaculately kept communal entrance, the apartment features an open plan living/kitchen complete with **INTEGRATED** oven, hob, fridge and freezer, two bedrooms and bathroom with separate shower cubicle. With gas central heating and double glazing, we would recommend viewing as soon as possible.

- Well Presented Ground Floor Apartment
- Excellent Central Southsea Location
- Short Walk to Main Shopping Precinct & Seafront
- Two Bedrooms plus Bathroom with Separate Shower
- Open Plan Living Room & Kitchen (Integrated Appliances)
- Gas Central Heating & Double Glazing
- Allocated Parking Bay & Lock-Up Shed
- Early Viewing Strongly Recommended

## KEY FACTS

TENURE: Leasehold

TERM: 150 years from 29/9/1978 (approx. 105 years remaining)

GROUND RENT: £175 pa

SERVICE CHARGE: £1,900 pa

EPC RATING: 'C'

COUNCIL TAX BAND: 'B'

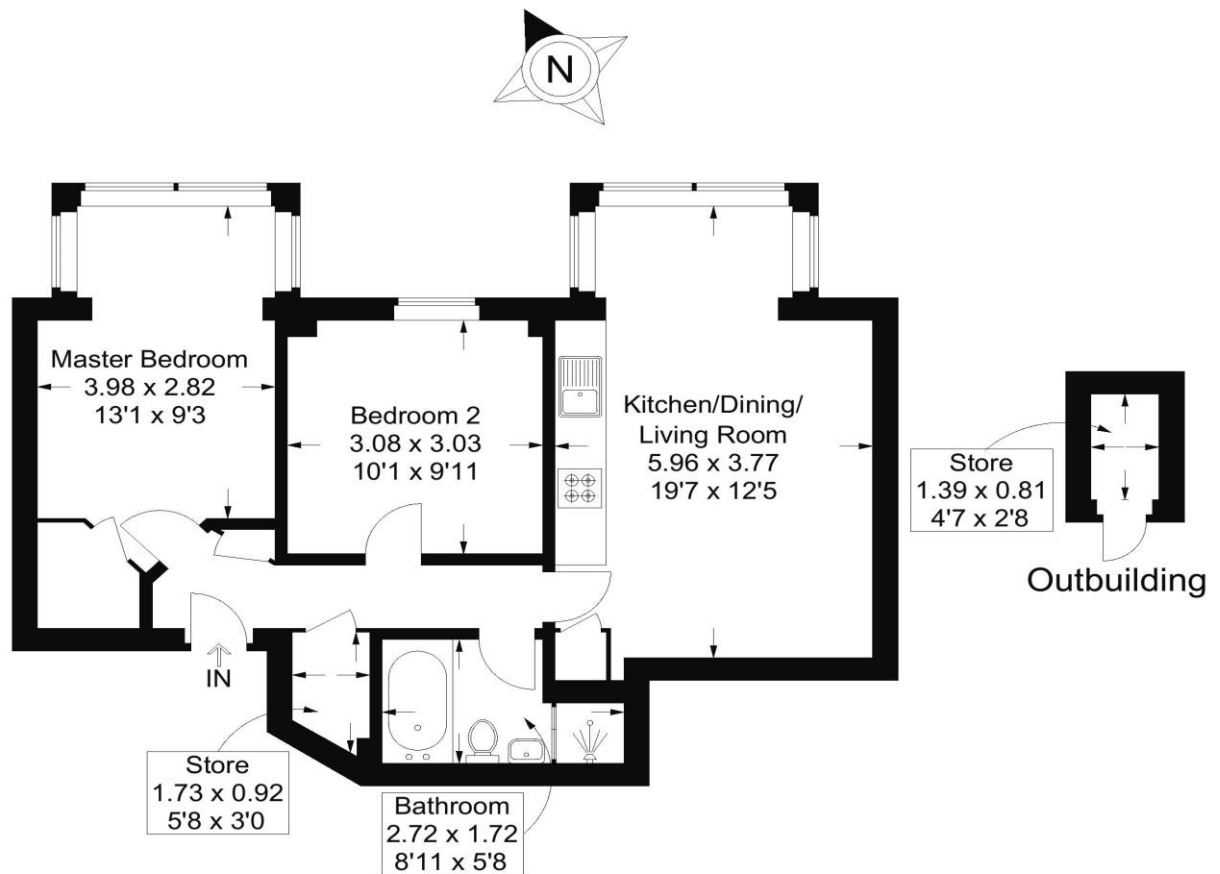


## Palm Court, Palmerston Road, Southsea

Approximate Gross Internal Area = 55.4 sq m / 596 sq ft

Outbuilding = 1.3 sq m / 14 sq ft

Total = 56.7 sq m / 610 sq ft



### Ground 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.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

