

ST. JAMES COURT

WESTERN PARADE | SOUTHSEA | PO5 3RL



£249,995

Leasehold – Share of Freehold

- Beautifully Presented Ground Floor Apartment
- Excellent Central Southsea Location Opposite Common
- Short Walk to Shopping Precinct and Sea Front
- Two Double Bedrooms : En-Suite Cloakroom/Laundry
- Luxurious Fitted Kitchen/Breakfast Room
- Rear Facing Living Room with door to Communal Garden
- Rear Access Gate plus Secure Communal Cycle Store
- Permit Parking Zone : No Forward Chain



fry&kent



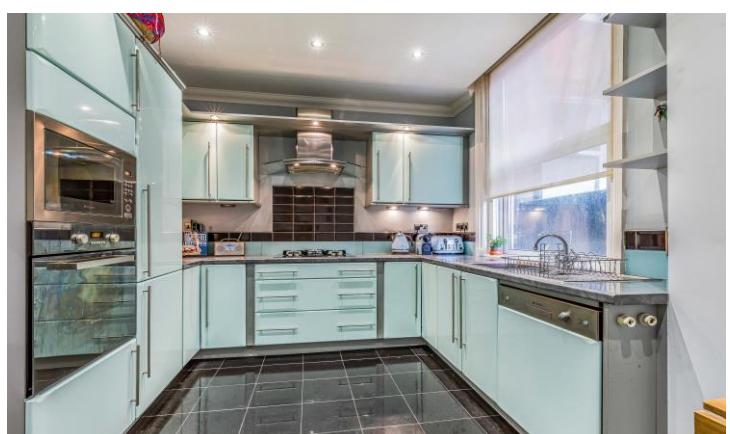
In Brief

We have pleasure in marketing for sale this BEAUTIFULLY presented two bedroom ground floor apartment located in this requested residential area of Southsea adjacent to Southsea common and the SEAFRONT. Western Parade forms part of the seafront CONSERVATION area with fine imposing Victorian buildings along a tree lined road within a short walk of the main shopping precinct found at Palmerston Road together with the many bars, cafes and restaurants associated with this FASHIONABLE area. Situated at the rear of the building, the apartment benefits from direct access to the communal GARDEN with the added benefit of a rear access gates. Featuring some 850 sq.ft (79 sq.m) of living space the apartment comprises; entrance hall, living room with KARNDEN flooring and door to the rear garden, LUXURIOUS fitted kitchen/breakfast room complete with integrated oven, combination microwave, gas hob, dishwasher and fridge/freezer plus underfloor heating. In addition, there are two DOUBLE bedrooms, the main with fitted wardrobes and bedroom 2 providing an en-suite cloakroom/laundry which would easily convert into a shower room if required. The main shower room is fully tiled and includes a quadrant shower cubicle. In the basement there is a useful secure cycle store with adjoining street access.

£249,995

KEY FACTS

Tenure: Leasehold - Share of Freehold
Term: 964 years remaining
Ground Rent: NA
Service Charge: £1,030.00 pa
Building Insurance: £150 approx pa
EPC Rating: 'D'
Council Tax Band: 'A'



ST. JAMES COURT

WESTERN PARADE | SOUTHSEA | PO5 3RL





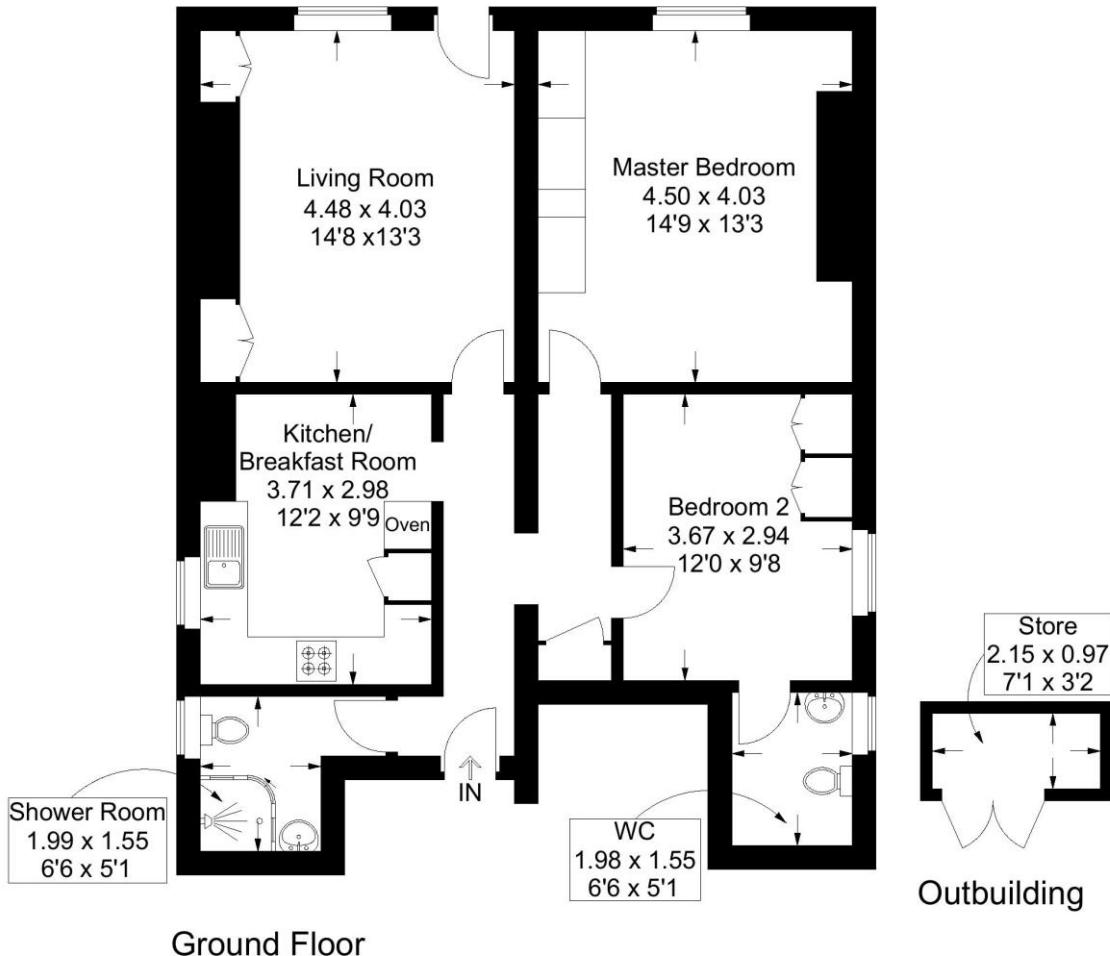
fry&kent
the property people

St James Court, Western Parade, Southsea

Approximate Gross Internal Area = 79 sq m / 850 sq ft

Outbuilding = 2.2 sq m / 24 sq ft

Total = 81.2 sq m / 874 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



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.

