

# DOLPHIN COURT

SOUTHSEA | HAMPSHIRE | PO4 0QL



£375,000

Leasehold - Share of Freehold

- Spacious Second Floor Apartment
- Three Good Sized Bedrooms
- Two Adjoining Reception Rooms
- Cloakroom with Utility Area
- Gas Central heated with double glazing
- Garage with Power Point
- Walking distance to Seafront and transport links
- Great location with views overlooking Canoe Lake





## In Brief

We are delighted to offer for sale this spacious **THREE BEDROOM** second floor apartment, which benefits from a **GARAGE** with Power Point. Dolphin Court is surrounded by manicured lawns, and enjoys stunning views over Canoe Lake, whilst benefitting from being a Share of the Freehold. A short stroll to Southsea seafront, this eye-catching Georgian style building has convenient access to excellent transport links and local amenities. The internal accommodation comprises; Reception Hall, cloakroom with utility area, elegant living room with deep bay window, separate dining room, Fitted kitchen complete with **INTEGRATED** appliances, a master bedroom, a large second bedroom and a third bedroom/study. Further benefits include, Double Glazed Sash Windows throughout and Gas Central Heating. Externally there is access leading to the communal gardens, via rear escape stairs and a single garage in a block. Dolphin Court Apartments are **HIGHLY** sought after and we recommend your earliest inspection to avoid disappointment.

**£375,000**

## KEY FACTS

**TENURE:** Leasehold - Share of Freehold  
**TERM:** Remainder of 999 year lease  
**GROUND RENT:** NA  
**SERVICE CHARGE:** £913.50 per quarter  
**EPC RATING:** 'TBC'  
**COUNCIL TAX BAND:** 'F'





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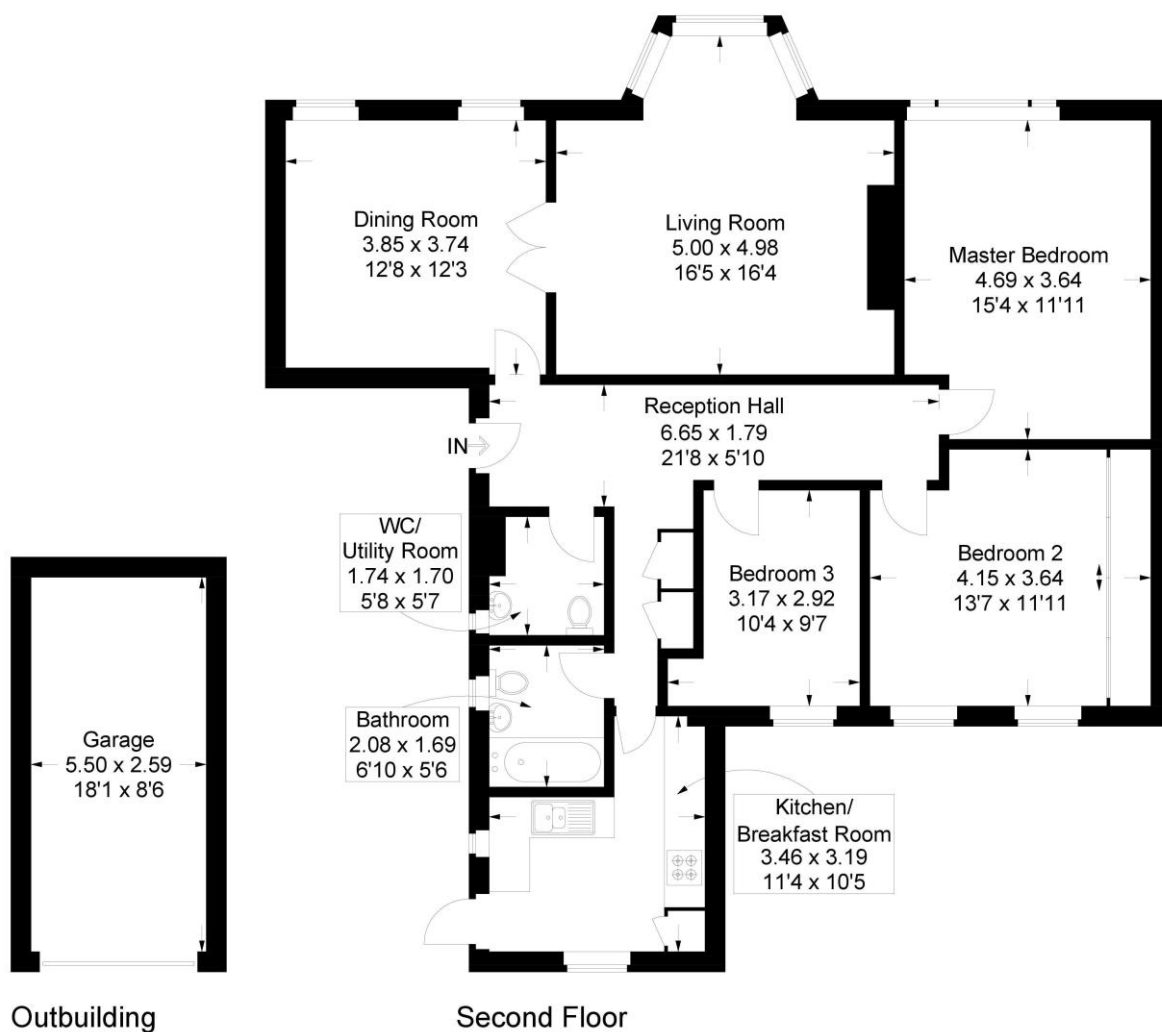


## Dolphin Court, St Helens Parade, Southsea

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

Total = 124 sq m / 1334 sq ft



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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