

# MARY ROSE COURT

SOUTHSEA | HAMPSHIRE | PO5 2JD



£160,000  
Leasehold

- Immaculately Presented Second Floor Apartment
- Within Walking Distance of Southsea Seafront
- Open Plan Living/ Kitchen with Integrated Appliances
- Modern Bathroom Suite
- Close to Local Transport Links
- Gas Central Heating
- Offered with No Forward Chain
- Viewing Advised!



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## In Brief

We are delighted to offer for sale this beautifully presented one bedroom second floor apartment, which is being sold with no forward chain.

The property is conveniently positioned within walking distance of Southsea Seafront, local shops and restaurants, which can be found on Palmerston Road, and Albert Road.

The internal accommodation has been tastefully decorated and comprises a spacious Open Plan Kitchen/ Living Area with Integrated Appliances, a modern Bathroom Suite, and a good sized double bedroom.

The property further benefits from being close to local transport links, and gas central heating.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

**£160,000**

## KEY FACTS

Tenure: Leasehold

Lease Term: 989 years remaining.

Ground Rent: Included within Service Charges

Service Charge: £65 per month

EPC Rating: 'TBC'

Council Tax Band: 'A'



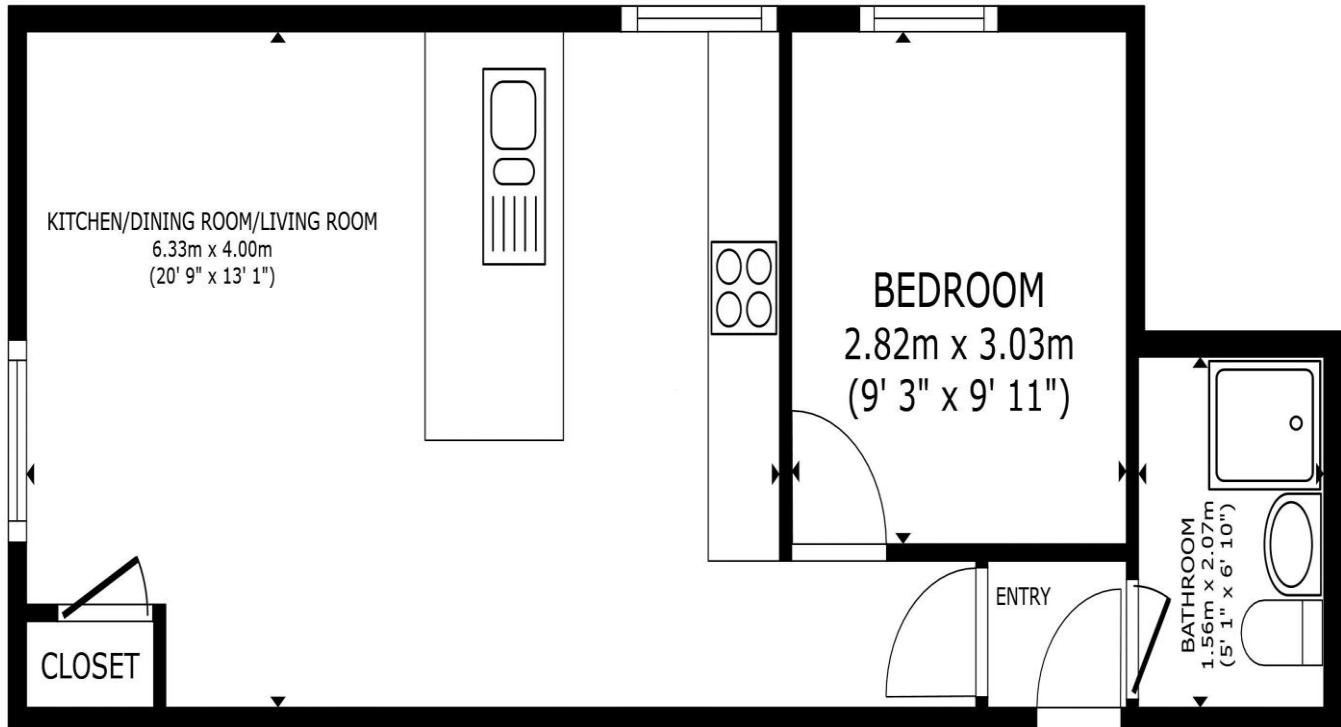
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fry&kent  
the property people



FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 40.4 m<sup>2</sup> (435 sq.ft.)  
TOTAL : 40.4 m<sup>2</sup> (435 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
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Old Portsmouth & Gunwharf Quays  
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Old Portsmouth, PO1 2JD  
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Drayton, PO6 2AA  
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15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

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

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