



**FOR SALE**

**£170,000**

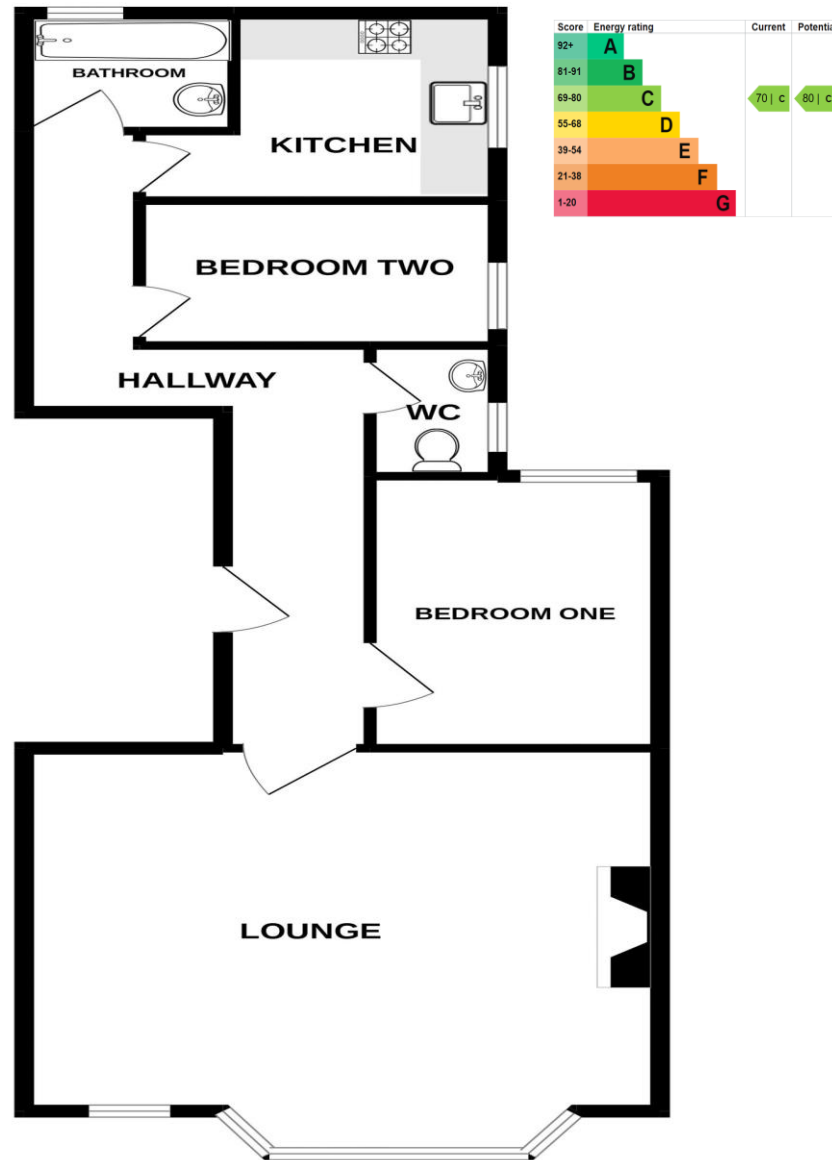
30b Northern Parade,  
Portsmouth, PO2 8ND.

ESTATE  AGENTS

**LAWSON  
ROSE**



FIRST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£170,000**

**30b Northern Parade,  
Portsmouth**

This spacious two bedroom first floor flat is located opposite Alexandra Park and the Mountbatten Centre which offers views of the Park and great access links in and out of Portsmouth city. The interior of the property comprises of;- communal entrance and stairs to the first floor, an internal hallway providing access to all rooms, a large lounge / dining room with bay window to the front, two bedrooms, a bathroom, separate W/C and kitchen to the rear. The property is being offer with No Forward Chain. To arrange your viewing please call Lawson Rose on 02392367779.

#### Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

#### Council Tax - Band A

#### Tenure

Leasehold: 125 years from 1986 (89 years remain)  
SPL Management  
General maintenance £ 1,281.00  
Reserve fund £ 330.00  
Total per unit £ 1,611.00



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**





