



# FOR SALE

## £135,000

104b Waverley Road,  
Southsea, PO5 2PS.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

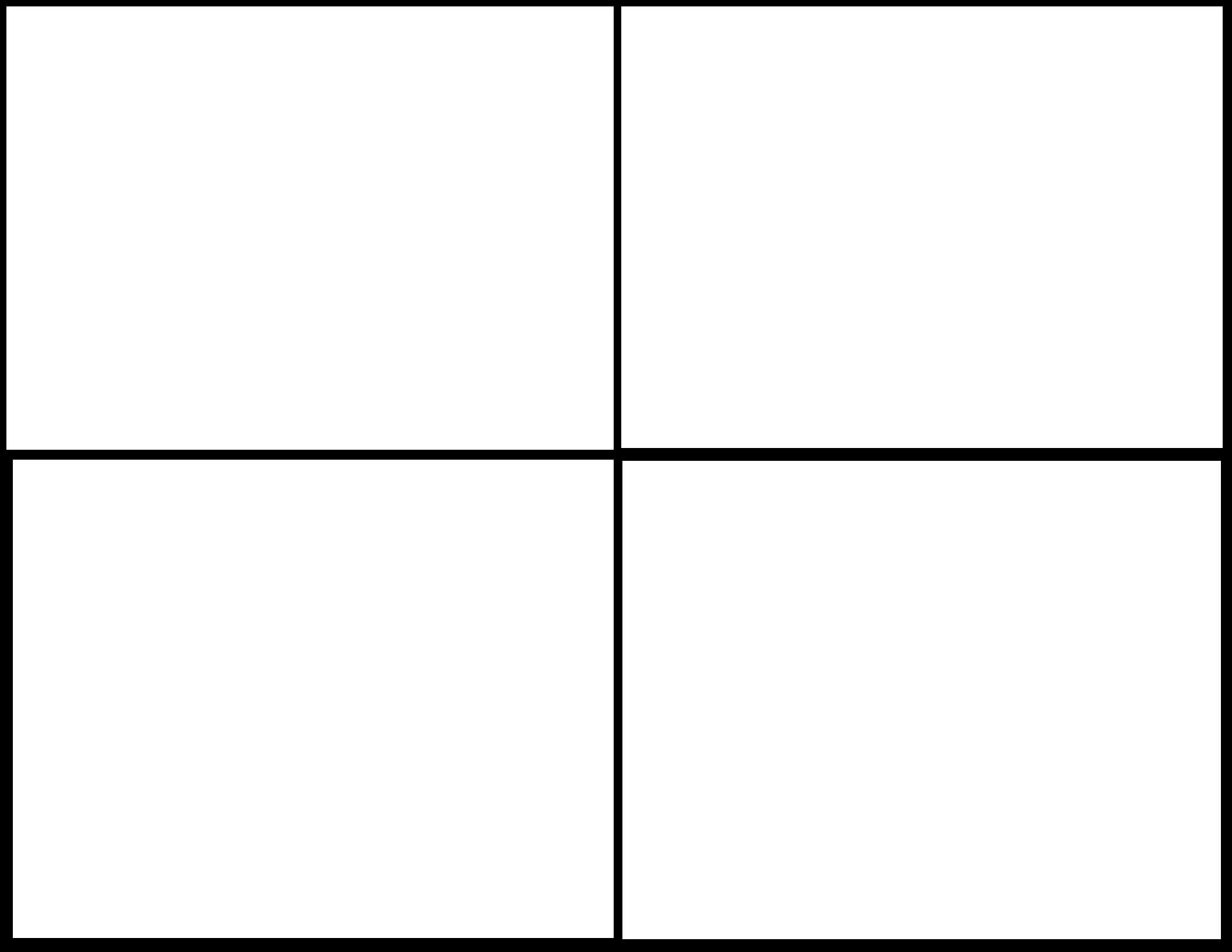
## PROPERTY DESCRIPTION

This one bedroom, first floor apartment with a private garden in central Southsea is being offered with no forward chain! Situated on Waverley Road, moments way from local amenities on Albert Road, the accommodation provides an open plan kitchen/living space with a large bright bay window. There is a fitted bathroom suite and a great sized double bedroom to the rear. A great opportunity for a first time or investment buyer in our opinion and we highly recommend an internal viewing. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

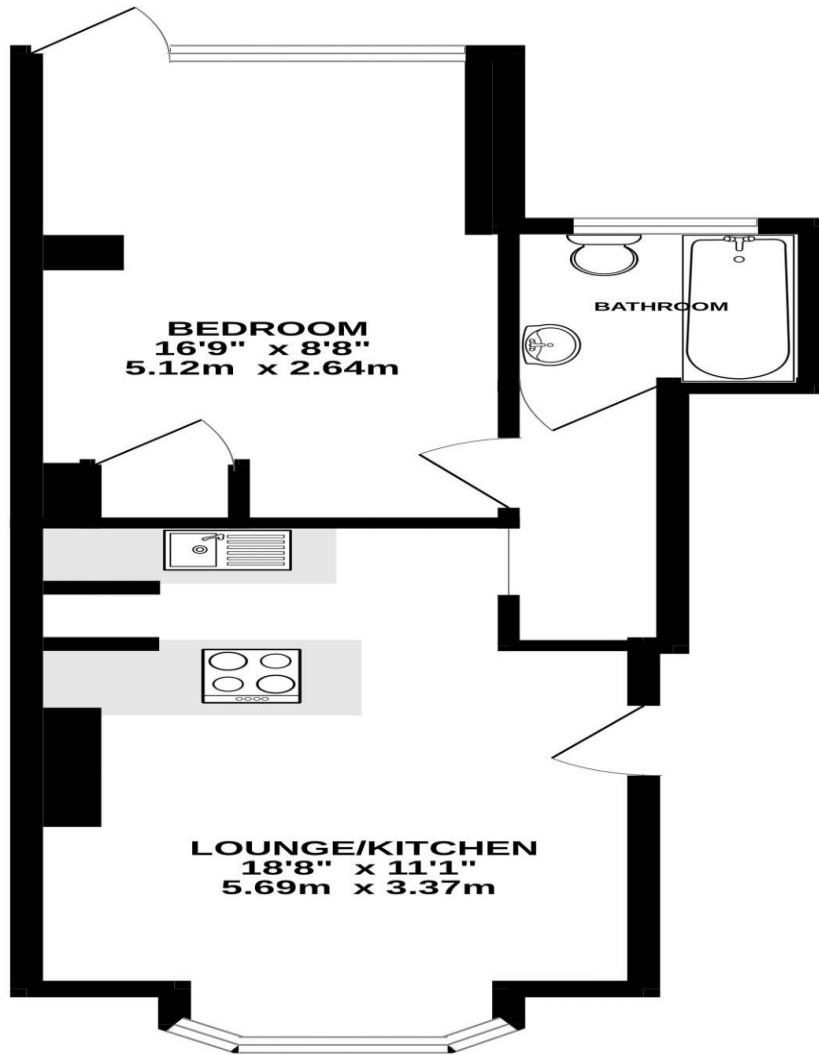
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Electric Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 7<sup>th</sup> September 2012
- Term: 125
- Management Company:
- Service Charge: £2071.32 p/a
- Ground Rent: £250 p/a
- Lease Restriction: A copy of the lease is available upon request.





# FIRST FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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