



# FOR SALE

## £170,000

Flat 5 Highland Place, 259 Highland Road,  
Southsea, PO4 9FU.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to market this stunning one bedroom apartment situated in a sort after development within the iconic former police offices on Highland Road in Southsea. The apartment and the block itself are finished to an incredibly high standard throughout and offers exceptional space and light in each room. Upon entering, off the hallway is a handy storage cupboard/utility and a contemporary fitted shower room. The real heart of the apartment is the spacious open plan kitchen/ living room, with a stylish kitchen and towering high ceilings, the double bedroom off the living space is flooded with natural light, making it the perfect setting to relax and unwind. Externally, Highland place provides gated allocated off road parking to its rear for residence, plus communal bike & bin storage. Given all the property has to offer we highly recommend an internal viewing, so for further information or to arrange an internal viewing, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Allocated Off Road Parking To Rear
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 2020
- Term: 150 Years from 2020
- Management Company: COSGROVES
- Service Charge: Schedule (5.555555% of £12,207.85 budget amount) for period 19 Apr to 31 Aug 2024 - £678.28
- Ground Rent: £150 P/A
- Lease Restriction: A copy of the lease is available upon request.

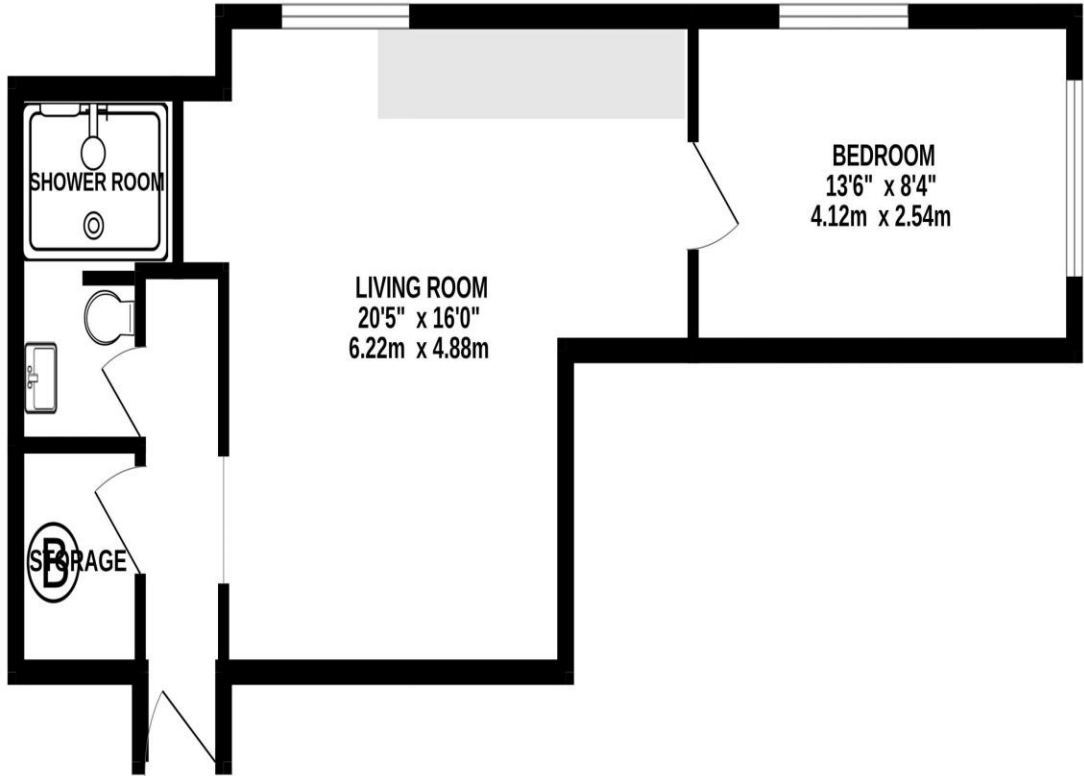








GROUND FLOOR



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		
55-68	D		
39-54	E	50 E	50 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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